



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1202, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2229017



\$292,500

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	461 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	Apartment
Foundation:	-	Utilities:	Heating Paid For, Sewer Connected, Water Paid For,
Features:	Elevator, Granite Counters, High Ceilings		

Inclusions: Fridge, Stove Dishwasher, Washer/Dryer, Microwave OTR, Window Coverings,

Priced to sell, move-in ready! It's All About The View!! Experience urban living in the Brentwood community on the 12th floor of the University City complex, with stunning downtown Calgary views. This modern one-bedroom, one-bath condo (builder's spec 515 sq ft) features 9-foot ceilings, floor-to-ceiling windows, upgraded cabinets, granite countertops, stainless steel appliances, in-unit washer and dryer, and central air, all filled with natural light. Enjoy your private balcony overlooking the breathtaking skyline while taking advantage of building amenities such as a fitness center, titled heated parking, and assigned storage. Perfectly located steps from shops, restaurants, and professional services, with quick access to the University of Calgary, Foothills Medical Centre, McMahon Stadium, and just a short drive to the Rocky Mountains and Banff, this home is the ideal choice for a vibrant lifestyle. Please remove shoes when viewing.