



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1410, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2296424



\$259,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	421 sq.ft.	Age:	2012 (14 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows		
Inclusions:	N/A		

Welcome to University City, where style, convenience, and unbeatable location come together. Perched on the 14th floor of the sought-after Orange Building, this bright one-bedroom unit showcases stunning west-facing mountain views and expansive north city views through floor-to-ceiling windows. Designed with functionality in mind, the open-concept layout features a spacious living area, a well-appointed kitchen with dining space, and a modern four-piece bathroom. Thoughtful upgrades include durable laminate flooring and a refreshed kitchen complete with updated countertops and a sleek contemporary backsplash, creating a clean and move-in-ready feel. This unit also offers in-suite laundry, central air conditioning for year-round comfort, a titled underground parking stall, and an assigned storage locker. Residents enjoy access to excellent amenities including a fitness centre, meeting room, secure bike storage, and heated visitor parking. Located just steps from the University of Calgary and less than a 10-minute walk to Brentwood LRT, this unbeatable location places you close to Brentwood Village Mall, Co-op, Safeway, Market Mall, restaurants, cafes, SAIT, Foothills Hospital, and more. Whether you're a student, professional, or investor, this is an exceptional opportunity in one of Calgary's most connected communities.