



GRASSROOTS
REALTY GROUP

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203, 3103 Blakiston Drive NW
Calgary, Alberta

MLS # A2300854



\$254,900

Division:	Brentwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	650 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	None	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters, Recessed Lighting, Vinyl Windows		

Inclusions:	NA
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Live the Brentwood lifestyle—where convenience meets comfort just steps from transit, shopping, dining, and parks. This bright and beautifully refreshed 1-bedroom condo offers 649 sq ft of functional living space on the second floor, ideal for first-time buyers, students, or savvy investors. Step inside to a generous, airy living room that offers plenty of space to relax or entertain, and opens seamlessly onto an oversized balcony—perfect for unwinding or hosting friends. The well-laid-out kitchen features plenty of space to cook and gather, complete with a dedicated dining area. A built-in nook adds flexibility for a home office or study zone. Freshly painted throughout and enhanced with upgraded recessed lighting, the unit feels modern, clean, and move-in ready. The spacious primary bedroom offers excellent comfort, while a full 4-piece bath, in-suite laundry, and additional storage round out the interior. Enjoy added value with condo fees of \$346/month covering heat and water, plus an assigned parking stall and visitor parking for guests. Unbeatable location—just steps to Co-op, Market Mall, LRT, restaurants, pubs, and everyday amenities. Minutes to the University of Calgary, SAIT, Nose Hill Park, and major hospitals. A fantastic opportunity to own in one of Calgary’s most desirable communities.