



GRASSROOTS
REALTY GROUP

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208, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2304082



\$309,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	675 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 558
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Huge Price Drop for Quick Sale. Welcome to this bright and modern 2-bedroom, 2-bathroom condo in the highly sought-after University City community in Brentwood, offering an exceptional blend of comfort, functionality, and unbeatable location. Thoughtfully designed with a southeast exposure, this home is filled with natural light through large windows, creating a warm and inviting atmosphere throughout the day. The well-planned open-concept layout makes the most of the 675 sqft of living space, seamlessly connecting the living area to a contemporary kitchen featuring sleek granite countertops—perfect for both everyday living and entertaining. Both bedrooms are generously sized and each features its own private 4-piece ensuite, providing ideal privacy and flexibility for roommates, professionals, or investors. Brand new laminate flooring installed in 2026 adds a fresh, modern touch, making this home truly move-in ready. Step out onto your private balcony to enjoy open views and Calgary’s beautiful blue skies, with glimpses of the surrounding cityscape and nearby green spaces. This unit is complete with a titled underground parking stall and an assigned storage locker, offering added convenience and secure space for your belongings. Residents of University City enjoy access to amenities such as a fitness centre, secure bike storage, and professional management. Ideally located just steps from Brentwood LRT Station, the University of Calgary, shopping, restaurants, and with quick access to major routes, this property offers a true “lock-and-go” lifestyle. Whether you’re a first-time buyer, a student, or a savvy investor, this is an outstanding opportunity to own in one of Calgary’s most convenient and desirable communities. Call your favourite agent and book it today!

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