



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

306, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2313488



\$245,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	413 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 333
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Experience elevated urban living in one of the most desirable locations within University City. This beautifully updated third-floor condo features sought-after east-facing exposure with stunning panoramic views of downtown Calgary, Canada Olympic Park, and the Rocky Mountains. Floor-to-ceiling windows fill the home with natural light while offering a rare sense of privacy that sets this unit apart. Designed with functionality in mind, the open-concept layout offers a spacious primary bedroom, a full bathroom, and a bright living area that extends onto your private balcony, the perfect place to enjoy your morning coffee or unwind while taking in the skyline. The kitchen is thoughtfully designed with generous cabinetry, an electric stove, refrigerator, dishwasher, and plenty of workspace for everyday cooking. Recent updates, including modern flooring and fresh paint, give the home a clean, contemporary feel, making it completely move-in ready. Additional features include in-suite laundry, air conditioning, and the comfort of concrete construction for enhanced sound insulation. Residents also enjoy exclusive access to a well-equipped fitness centre located within the building. Situated just steps from Brentwood LRT Station, the University of Calgary, shopping, restaurants, grocery stores, and countless everyday amenities, this is an outstanding opportunity for first-time buyers, students, professionals, or investors seeking a turnkey property in one of Calgary's most convenient and consistently desirable neighbourhoods.