



GRASSROOTS
REALTY GROUP

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1307, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2315088



\$299,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil
Floors:	Ceramic Tile, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete, Metal Siding
Foundation:	-
Features:	Granite Counters, High Ceilings, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 497
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: NA

****UNIVERSITY CITY | TRUE 2-BEDROOM CORNER UNIT | BOTH BEDROOMS WITH WINDOWS | 13TH FLOOR | FRESHLY PAINTED | VACANT & MOVE-IN READY | TITLED UNDERGROUND PARKING | STEPS TO U OF C & BRENTWOOD LRT**** Bright Southwest-facing ****true 2-bedroom**** corner unit in the sought-after Orange Tower at University City, ideally located right across from the University of Calgary and just steps to Brentwood LRT Station. This desirable floor plan offers ****two real bedrooms, both with windows, good natural light, and Southwest exposure****, making it more functional than many den-style layouts. This freshly painted, vacant unit is ready for immediate possession and features an open-concept layout with high ceilings, floor-to-ceiling windows in the living area, laminate flooring, granite countertops, stainless steel appliances, and in-suite laundry. Enjoy impressive city, Canada Olympic Park, and Rocky Mountain views from the 13th floor balcony. Both bedrooms are well-sized with good closet space, and the 4-piece bathroom is conveniently located between them. Includes a titled underground parking stall and assigned storage locker. Building amenities include a fitness centre, meeting room, secure underground parking, visitor parking, and bike storage. Unbeatable Brentwood location within walking distance to shopping, restaurants, cafés, grocery stores, parks, Brentwood LRT, and the University of Calgary. Nearby schools include Brentwood School, Simon Fraser School, and Sir Winston Churchill High School. Buyers to verify school designations with CBE/CCSD. Minutes to Foothills Medical Centre, Alberta Children’s Hospital, Market Mall, and downtown Calgary.