



GRASSROOTS
REALTY GROUP

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702, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2318520



\$269,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	454 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Electric Gate, Garage Door Opener, Guest, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 360
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: Fridge, stove, dishwasher, washer/dryer stacked, window hardware/coverings - all in as is/where is (working condition)

Perfectly situated just steps from the University of Calgary and the Brentwood C-Train Station, this well-maintained 1-bedroom, 1-bathroom condo presents an outstanding opportunity for students, parents, and investors alike. The functional layout features a spacious rectangular bedroom with ample room for a queen-sized bed, dresser, and study desk, making it ideal for student living or professional tenants. The southeast-facing balcony enjoys abundant natural light throughout the day while remaining sheltered from Calgary's prevailing northwest winds. Thanks to the neighboring building's positioning, the unit benefits from plenty of sunshine without excessive summer heat, creating a comfortable outdoor retreat for much of the year. Location is where this property truly shines. Brentwood Village Shopping Centre is just steps from your door, offering exceptional everyday convenience with Calgary Co-op, FreshCo, TD Bank, BMO, London Drugs, Dollarama, medical clinics, and numerous restaurants and caf  s all within a short 5- to 10-minute walk. A daycare conveniently located on the main floor of the building adds even more appeal for families and working professionals. Commuting is effortless, with downtown Calgary accessible in approximately 20 minutes by C-Train or car. Northland Village Shopping Centre and McMahon Stadium are both just a 10-minute drive away, while Market Mall, North Hill Centre, Kensington, and SAIT are all nearby. Residents will also appreciate being only minutes from the highly sought-after University District, one of Calgary's premier lifestyle destinations, featuring popular restaurants, caf  s, boutique shopping, a cinema, beautiful parks, playgrounds, and an expansive off-leash dog park. Previously rented for \$1,400 per month with parking and power included, this property

has demonstrated strong rental appeal in one of Calgary's most desirable university-adjacent communities. The heated underground parking stall can also be rented separately, offering additional income potential. The unit comes complete with all appliances, central air conditioning, and window coverings. Additional features include a heated underground parking stall (#332), a temperature-controlled storage locker (#386), secure bike storage, visitor parking, regular garage maintenance and inspections, and professional on-site property management available weekdays from 9:00 a.m. to 4:00 p.m. Whether you're searching for a convenient home within walking distance of campus, a low-maintenance urban lifestyle with countless amenities nearby, or a turnkey investment in a high-demand rental market, this property offers exceptional value, convenience, and location.