



GRASSROOTS
REALTY GROUP

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**712, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2323992



\$239,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	412 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, See Remarks		

Inclusions: None

Welcome to #712, 3830 Brentwood Road NW, ideally located in the heart of Brentwood. Situated on the 7th floor, this bright and air conditioned apartment offers an exceptional combination of location, convenience, and value, making it perfect for investors, students, young professionals, and first-time home buyers alike. The thoughtfully designed open-concept layout maximizes every square foot, featuring large windows that fill the space with natural light, a modern kitchen with ample cabinetry and workspace, and a comfortable living area that opens onto your private balcony. The efficient floor plan makes urban living both practical and affordable. A standout feature of this unit is the heated underground titled parking stall, providing year-round comfort and convenience. Additional storage adds to the functionality of this well-appointed home. Located just steps from the University of Calgary, Brentwood C-train Station, grocery stores, restaurants, shops, parks, and countless amenities, you'll enjoy a truly walkable lifestyle with quick access to downtown and major roadways. Investors will appreciate the strong rental demand generated by the nearby university, hospitals, and employment centres, while first-time buyers will love the opportunity to own in one of Calgary's most convenient and sought-after communities. Whether you're looking for a turnkey investment property or an affordable place to call home, this fantastic condo offers exceptional value in an unbeatable location. Don't miss your opportunity to own in one of Calgary's most desirable transit-oriented communities.