



GRASSROOTS
REALTY GROUP

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403, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2324605

\$265,000



Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	557 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions:	N/A
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Welcome to University City in Brentwood! This well-maintained 2-bedroom condo hits the sweet spot between ultimate convenience and comfortable urban living, making it a perfect match for University of Calgary students, young professionals, or savvy investors looking for a high-demand rental. The layout is bright, open, and functional. Massive east-facing windows flood the entire space with great morning light, creating an inviting vibe the moment you walk in. The open-concept kitchen and living area feature crisp white cabinetry and modern appliances, keeping things feeling clean and connected. Right off the living space, sliding glass doors lead to your own private balcony—ideal for catching some fresh air or relaxing after a long day of classes or work. Both bedrooms offer plenty of space, with the primary bedroom standing out thanks to its dramatic floor-to-ceiling windows. A full 4-piece bathroom and a dedicated in-suite laundry room add to the effortless, everyday practicality of the unit. Plus, you can forget about scraping snow off your car or cluttering your living space, because this property includes a secure, titled underground parking stall and an assigned storage locker. The location is unbeatable for anyone wanting an easy, inner-city lifestyle. You are just steps from the University of Calgary, the Brentwood LRT station, McMahon Stadium, parks, grocery stores, and some of the area's best local restaurants and cafes. Whether you're looking for a hassle-free place to call home or a reliable, low-maintenance asset for your real estate portfolio, this Brentwood condo is a smart move. Book your showing today and see why this community is always in high demand!