



GRASSROOTS
REALTY GROUP

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211, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2325363



\$358,888

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	638 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to University City in the heart of Brentwood, offering an excellent combination of location, convenience and functionality. This bright 638 sf unit features 2 bedrooms and 2 full bathrooms, providing valuable flexibility for a roommate, guest room, home office or additional living space. The efficient layout includes an open living and kitchen area, in-suite laundry and a private balcony. Ideally located close to the University of Calgary, Brentwood LRT Station, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, restaurants, shopping and everyday amenities, with convenient access to Crowchild Trail and major routes. An excellent option for students, professionals, investors, retirees or anyone seeking a low-maintenance home in a highly convenient location. The property also includes titled underground parking and assigned storage. Book your private showing today.