



GRASSROOTS
REALTY GROUP

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1103, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2328187



\$288,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	560 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		

Inclusions: N/A

New floors July 2026 vinyl plank runs wall to wall, bathroom included, with matching July 2026 new laminate countertops in the kitchen and bath. This one-bedroom-plus-den apartment in University City offers 560 sq ft above grade (RMS) on the eleventh floor of a 2014 concrete high-rise. The entry opens to an eat-in kitchen with full-size appliances, flowing to a living area with southeast-facing windows and a private balcony. The dedicated den sits behind a full-height frosted glass panel that borrows daylight from the living room, creating an enclosed footprint for a desk, reading chair, or guest bed. The primary bedroom has an exterior window and a full-width closet, and the 4-piece bathroom carries the same new July 2026 surfaces. One flooring runs through the entry, kitchen, living area, den, bedroom, and bathroom, with no transitions and no carpet anywhere. In-suite washer and dryer, central air conditioning, a titled heated underground parking stall, and an assigned storage locker are all included. Condo contributions of \$479.34 per month cover heat, water, sewer, insurance, and professional management, so the major utilities arrive as one predictable number. Building amenities include a fitness centre, party room, bicycle storage, and visitor parking. Morning light reaches the living room early through the southeast glazing, and coffee on the balcony looks out over the Crowchild corridor toward University Research Park. Brentwood CTrain station is a 17-minute walk, and Brentwood Village Shopping Centre sits across Brentwood Road. Vacant, with immediate possession available, and the new floors have never been lived on.