



GRASSROOTS
REALTY GROUP

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1403, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2331825



\$274,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	564 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Concrete, Other	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	None
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Welcome to University City, ideally located in the heart of Brentwood. Just steps from the Brentwood C-Train Station, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and numerous professional offices, this location offers exceptional convenience. Brentwood Village Shopping Centre is right across the street, providing grocery stores, restaurants, coffee shops, banking, retail shopping, and everyday essentials. Outdoor enthusiasts will appreciate nearby Nose Hill Park with its extensive walking and cycling pathways, while Crowchild Trail and Shaganappi Trail offer quick access throughout the city. Situated on the 14th floor, this 2-bedroom, 1-bathroom condo features large windows with expansive views, central air conditioning, and the convenience of in-suite laundry. The unit also includes a titled underground parking stall and a separate storage locker. This home presents an excellent opportunity for first-time buyers, investors, or anyone looking to add value through renovations. Requiring updates such as flooring and paint, it's the perfect chance to customize the space to your own style while enjoying an unbeatable location with outstanding access to transit, shopping, healthcare, and the University of Calgary.