



**GRASSROOTS**  
REALTY GROUP

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1310, 3830 Brentwood Road NW  
Calgary, Alberta

MLS # A2333982



**\$252,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Brentwood                          |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 425 sq.ft.                         | Age:   | 2014 (12 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Secured, Titled, Underground       |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                        |            |        |
|-------------|------------------------|------------|--------|
| Heating:    | Forced Air             | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate | Sewer:     | -      |
| Roof:       | -                      | Condo Fee: | \$ 333 |
| Basement:   | -                      | LLD:       | -      |
| Exterior:   | Concrete               | Zoning:    | DC     |
| Foundation: | -                      | Utilities: | -      |
| Features:   | No Animal Home         |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Turn-key investment opportunity/ ideal starter home in a high-demand location! This highly functional 1-bedroom, 1-bathroom condo is freshly painted and move-in ready. Unit features an open-concept layout with abundant natural light, secure underground parking, and a separate storage unit. The kitchen includes stainless steel appliances, granite countertops, and ample cabinetry, making it ideal for everyday living and entertaining. The spacious bedroom offers a comfortable retreat, while the private NW-facing patio provides the perfect setting for morning coffee. The building's solid construction and professional management support a low-maintenance ownership experience. Ideally located just minutes from the University of Calgary, Brentwood LRT Station, and the shops, restaurants, and amenities of Brentwood Village, this property consistently attracts strong rental demand. Whether you're looking to expand your investment portfolio, secure housing for a university student, move in yourself, or capitalize on a thriving rental market, this move-in-ready condo delivers exceptional long-term value.