



GRASSROOTS
REALTY GROUP

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1304, 3820 Brentwood NW
Calgary, Alberta

MLS # A2334961



\$295,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 507
Basement:	-	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions:	N/A
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Welcome to this very bright, sunny one bedroom plus den(used a second bedroom) apartment located on the 13th floor in the trendy University City. Enjoy beautiful panoramic city views of downtown Calgary from the balcony, living room and master bedroom through floor-to-ceiling windows. This 2 bedroom unit has upgraded cabinetry and full SS appliance package including in suite washer and dryer making this a great condo to move into, or a great investment property. The condo is fully air conditioned and includes one heated titled underground parking, with large storage locker right beside parking spot on the second lower level of this building. Added convenience with minutes away from the LRT, walking distance to the grocery store, shopping and C-train/bus to University of Calgary, and easy access to downtown. Various onsite amenities include a fitness center, high speed elevators, board/meeting rooms, visitor parking and much more.