



**GRASSROOTS**  
REALTY GROUP

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803, 3820 Brentwood Road NW  
Calgary, Alberta

MLS # A2219061



**\$340,000**

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	551 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** All furniture included with sale.

Welcome to this bright and modern 2-bedroom, 1-bathroom condo located in the vibrant University City complex. This unit boasts unobstructed panoramic views of downtown Calgary and the Rocky Mountains, enjoyed from your private balcony and through floor-to-ceiling windows that flood the space with natural sunlight. Featuring 9-foot ceilings and an open-concept layout, the living area flows seamlessly into the kitchen, which is outfitted with stainless steel appliances, granite countertops, and ample cabinet space. The two generously sized bedrooms offer excellent privacy, making it an ideal layout for roommates or professionals. The well-appointed 4-piece bathroom and in-unit laundry complete the suite for maximum convenience. This unit also includes a titled, heated underground parking stall and a separate storage unit. Residents enjoy access to an on-site fitness center, making it easy to maintain a healthy lifestyle without leaving the building. Perfectly located, you're just steps from the Brentwood C-Train Station, Brentwood Shopping Centre, and University of Calgary. With grocery stores, shops, restaurants, and caf  s at your doorstep, this location is unmatched. A short commute brings you to the Alberta Children's Hospital and Foothills Medical Centre, making it a prime choice for students, healthcare professionals, investors, or anyone seeking urban convenience in a desirable location. Don't miss your chance to live in one of Calgary's most convenient and vibrant communities!— whether you're investing, studying, or working nearby, this condo has it all!