



**GRASSROOTS**  
REALTY GROUP

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1202, 3820 Brentwood Road NW  
Calgary, Alberta

MLS # A2229017



**\$324,900**

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	461 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	Apartment
Foundation:	-	Utilities:	Heating Paid For, Sewer Connected, Water Paid For,
Features:	Elevator, Granite Counters, High Ceilings		

**Inclusions:** Fridge, Stove Dishwasher, Washer/Dryer, Microwave OTR, Window Coverings,

**It's All About The View!!** Experience urban living in the Brentwood community on the 12th floor of the University City complex, with stunning downtown Calgary views. This modern one bedroom, one bath condo boasts 9-foot ceilings and floor-to-ceiling windows, filling the space with natural light. Enjoy your private balcony, perfect for taking in the breathtaking skyline. The unit features upgraded cabinets, granite countertops, stainless steel appliances, in-unit washer and dryer and central air. Building amenities include a gym, titled heated parking and assigned storage. Your also steps away from shops, professional services and restaurants. With quick access to the Foothills Medical Center, The University of Calgary and McMahon Stadium for those lively Stampeders games. Take a short drive to the Rocky Mountains, visit Banff and much much more. This is your perfect home for a vibrant lifestyle.