



GRASSROOTS
REALTY GROUP

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**1202, 3820 Brentwood Road NW
Calgary, Alberta**

MLS # A2229017

\$302,888



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,		

Priced to sell, move-in ready! 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 (builder's spec 515 sq ft) features 9-foot ceilings, floor-to-ceiling windows, upgraded cabinets, granite countertops, stainless steel appliances, in-unit washer and dryer, and central air, all filled with natural light. Enjoy your private balcony overlooking the breathtaking skyline while taking advantage of building amenities such as a fitness center, titled heated parking, and assigned storage. Perfectly located steps from shops, restaurants, and professional services, with quick access to the University of Calgary, Foothills Medical Centre, McMahon Stadium, and just a short drive to the Rocky Mountains and Banff, this home is the ideal choice for a vibrant lifestyle.