



GRASSROOTS
REALTY GROUP

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1711, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2234773



\$399,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	630 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters		

Inclusions: ALL FURNITURE AND FIXTURES IN UNIT

Welcome to Unit 1711 in the sought-after yellow building of University City — offering one of the best layouts in the complex! This well-designed 2 bedroom, 2 full bathroom condo features a spacious primary bedroom with a 4-piece ensuite, plus a second bedroom (or ideal home office) and another full 4-piece bath. The layout would even allow you to have TWO primary bedrooms with ensuites, thanks to a convenient cheater door from the second bedroom to the 4 piece bath. Both bedrooms include built-in wardrobes and showcase stunning views from the large windows. The open-concept living area is complete with dark cabinetry, added built-ins for extra storage, and in-unit laundry for your convenience. Step outside onto your balcony with both west and north exposures, the perfect place to enjoy afternoon sun and beautiful sunsets. Enjoy all the perks of this concrete high-rise, including a full fitness facility, titled underground parking, and large main-floor storage unit. All of this, just moments from the University of Calgary, Brentwood LRT Station, major transit lines, and the shopping, dining, and amenities of Brentwood Village. Whether you're a student preparing for fall semester, a parent investing for your child, or looking for a great rental opportunity — this is a move-in ready option in a high-demand location. Don't miss your chance — book your showing today!