



**GRASSROOTS**  
REALTY GROUP

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508, 3820 Brentwood Road NW  
Calgary, Alberta

MLS # A2237398



**\$379,900**

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	746 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Fan Coil, Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Granite Counters, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 566

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** Window covering as is

Welcome to this upgraded 2-bedroom, 2-bathroom condo of the sought-after University City&mdash;perfectly located just steps from the Brentwood C-Train Station, grocery stores, restaurants, pubs, and endless shopping. Ideal for young families, professionals, or investors, this functional and well-designed unit offers two spacious bedrooms, each with a walk-through closet leading to its own private ensuite bathroom, ensuring comfort and privacy for all occupants. Enjoy modern finishes throughout, including granite countertops, laminate flooring, BRAND NEW upgraded stainless steel appliances, in-unit washer and dryer discreetly tucked in a kitchen cupboard, forced-air heating and fan-cooled central A/C, storage locker and a titled parking stall. This well-managed building is within walking distance of the University of Calgary and offers easy access to downtown, making it an excellent choice for both owners and investors. Whether you're looking to rent it out or move right in, this condo offers a low-maintenance lifestyle in a prime urban location. Book your viewing today!