



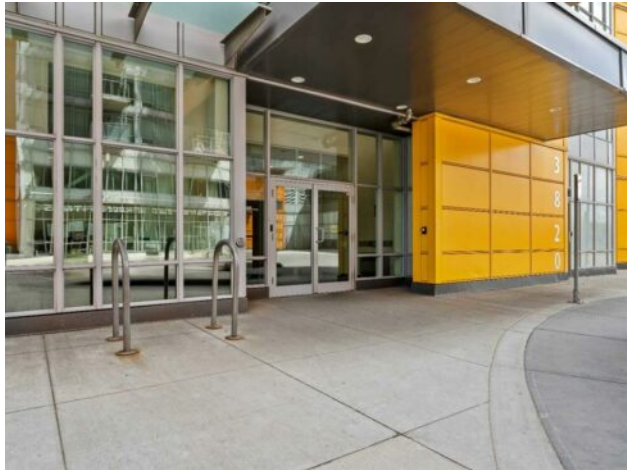
GRASSROOTS
REALTY GROUP

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312, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2244084

\$249,900



Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	457 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 334
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Discover this cozy yet highly functional 4-bedroom, 3-bathroom condo, perfectly nestled in a peaceful, family-friendly neighborhood just a short walk from the University of Calgary. This affordable gem offers a welcoming open-concept living space with durable laminate floors and plenty of natural light streaming through well-placed windows. The practical kitchen is equipped with stainless steel appliances, granite countertops, and ample storage, making it ideal for everyday cooking and small gatherings. The primary bedroom provides a comfortable retreat with a walk-in closet and a modern en-suite bathroom featuring a vanity, tub, and shower. Three additional bedrooms offer versatile space for family, guests, or a home office. Outside, a tidy patio area is perfect for enjoying a morning coffee or relaxing in the evening. Residents also enjoy access to a well-equipped fitness center within the complex, perfect for maintaining an active lifestyle. Steps from your door, the vibrant Brentwood amenities await, including shops, restaurants, grocery stores, and all the essentials for daily living. With top-rated schools, parks, and quick and easy access to Crowchild Trail, as well as proximity to Foothills and Children's Hospitals, this condo delivers affordable living in a prime neighborhood with an unbeatable location.