



GRASSROOTS
REALTY GROUP

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**1804, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2244556



\$329,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	588 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Located in the vibrant University City complex in the heart of Brentwood, this 2-bedroom (1 Bed without window), 1 Bath condo offers unbeatable convenience and lifestyle. Just steps away from Brentwood C-Train Station, University of Calgary, Co-op, FreshCo, Shopping Centres, Restaurants, and Parks. Also close to Foothills Hospital, Alberta Children's Hospital, and major roadways like Crowchild Trail NW—this location puts everything within easy reach. Step inside this bright unit with an open-concept layout that seamlessly connects the Living Room and Kitchen. The Living Room is filled with natural light, thanks to a floor-to-ceiling, room-width window, and opens directly onto your private Balcony, where you can enjoy the fresh air and the surrounding community. The white Kitchen offers ample cabinetry, quartz counters, and a cozy eating area, perfect for everyday living. The Primary Bedroom also features a floor-to-ceiling, room-width window, flooding the space with light. A second Bedroom serves well as a Den or Office, ideal for working or studying from home. A 4-piece Bath and in-unit Laundry (conveniently located near the Kitchen) complete the layout. Additional features include a Titled Underground Parking Stall. Condo fees cover Water, Heat, and Professional Management. The building also offers a fitness room, meeting room, bike storage, and plenty of visitor parking. Don't miss this excellent opportunity to own in one of Calgary's most desirable communities—book your showing today!