



**GRASSROOTS**  
REALTY GROUP

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207, 3820 Brentwood Road NW  
Calgary, Alberta

MLS # A2251093



**\$336,000**

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	568 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Exhaust Fan, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	no
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Freshly painted with brand-new LVP flooring throughout, this stylish 2-bedroom condo perfectly blends lifestyle and convenience for young professionals, students, and investors. Modern upgrades include granite countertops, stainless steel appliances, Central A/C, in-suite laundry, tiled heated underground parking, and floor-to-ceiling windows that flood the space with natural light. Step out to your private balcony overlooking a serene sky garden with downtown views &mdash; the ideal spot to relax and recharge. The building offers a 24-hour gym, meeting room, secure bike storage, and heated underground parking. Unbeatable location across from Brentwood LRT, just steps to U of C, Research Park, shopping, restaurants, and groceries &mdash; plus only 5 minutes to two major hospitals. A smart choice for living or investment in one of Calgary's most sought-after communities!