



**1103, 3830 Brentwood Road NW  
Calgary, Alberta**

**MLS # A2290488**



**\$279,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	560 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 479
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		

**Inclusions:** N/A

Eleventh-floor southeast exposure with unobstructed sightlines toward the city &mdash; morning and midday sun fills the living area through floor-to-ceiling windows that span the full width of the unit. This 1-bedroom-plus-den layout in University City's Orange Building delivers 560 square feet of functional space: a bright open-concept living and dining area with nine-foot ceilings, a modern kitchen with full-size appliances, and a private balcony off the living room catching the southeast light. The dedicated den off the main living space features a full-height frosted glass panel that borrows natural light from the adjacent room &mdash; a design detail that keeps the space bright while maintaining privacy for use as a home office, study, or second sleeping area. Primary bedroom has an exterior window and full-width closet. Four-piece bathroom with tile surround. In-suite washer and dryer, central air conditioning, titled heated underground parking stall, and assigned storage locker &mdash; all included. Condo contributions of \$479.34 per month cover heat, water, sewer, insurance, and professional management. At this price point, the combined monthly cost of ownership is comparable to current one-bedroom rental rates in the Brentwood area. The building sits directly adjacent to Brentwood CTrain station &mdash; platform access without crossing a street. University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital are all reachable on foot. FreshCo, Co-op, and Brentwood Village Shopping Centre are within a five-minute walk. Nose Hill Natural Environment Park connects to an extensive trail network ten minutes north. Crowchild Trail provides direct vehicle access to downtown. Vacant and available for immediate possession.