



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

MLS # A2290488



\$279,000

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

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

Inclusions: N/A

Eleventh-floor southeast exposure with unobstructed sightlines toward the city — 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 — 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 — 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 — 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.