



**507, 3830 Brentwood Road NW  
Calgary, Alberta**

**MLS # A2294321**



**\$324,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	558 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 439
<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>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** White storage cabinet in the bathroom

Don't miss a RARE OPPORTUNITY to own this bright and inviting 2-bedroom, 1-bath corner unit with sunny south and west exposures! This well-designed home features laminate flooring, granite countertops, A/C and an open layout filled with natural light. Step onto your private deck to enjoy both city lights and Rocky Mountain views on Calgary's many blue-sky days. Both bedrooms feature large windows and the 4 piece bath between them has ample room for extra storage. You'll love the convenience of newer, stacked washer/dryer with smart features. This unit comes with 1 titled parking stall + storage locker located in a secure room keeping your gear safe from garage dust and debris. The building offers additional secure bike storage and ample underground bike racks. All utilities except electricity/internet are included in the affordable condo fee! Outdoor enthusiasts will love being so close to Nose Hill Park, one of Calgary's best natural escapes. Whether you're a student, healthcare professional, or downtown commuter, this is a premium location that supports a "lock-and-go" lifestyle. Move in, settle down, and start enjoying everything this vibrant 'University City' community has to offer!