



**102, 3103 Blakiston Drive NW  
Calgary, Alberta**

**MLS # A2296428**



**\$245,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	690 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 386
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan		

**Inclusions:** N/A

Exceptional value in Brentwood &ndash; steps to transit, Co-op, and parks! This bright and sunny 2-bedroom, 690 sq ft condo offers comfortable and functional living in one of Brentwood's most sought-after locations. Step inside and discover a well-designed layout featuring a spacious Living Room and a Kitchen with Dining area&mdash;perfect for entertaining or everyday living. The generous Primary Bedroom and second bedroom provide excellent comfort and functionality, while large SE-facing windows fill the space with natural light, creating an open and inviting atmosphere. Conveniently located just steps from the building's laundry room, this unit also includes one assigned parking stall. Low condo fees of \$385.66/month cover heat, water, and sewer, with visitor parking available for guests. Located in a prime Brentwood location, this home is steps from Co-op, Market Mall, LRT, pubs, restaurants, and public transit. Close to schools, the University of Calgary, SAIT, Nose Hill Park, as well as Foothills and Children's Hospitals, this condo offers the perfect combination of comfort, convenience, and lifestyle.