



**204, 3103 Blakiston Drive NW
Calgary, Alberta**

MLS # A2296728



\$285,000

Division:	Brentwood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	1964 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 471
Basement:	-	LLD:	-
Exterior:	Brick, Mixed, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: N/A

Exceptional value in Brentwood – steps to transit, Co-op, Market Mall, and parks! This bright and spacious 2-bedroom, 886 sq ft condo on the 2nd floor offers comfortable and functional living in one of Brentwood’s most sought-after locations. Step inside and discover a well-designed layout featuring a generous southeast-facing Living Room that opens onto a huge balcony overlooking Blakiston Park, perfect for relaxing or entertaining. The large Kitchen with dining area offers two-sided counter space, ideal for meal prep and casual dining. Both bedrooms are very generous in size and provide excellent comfort and functionality. The unit is completed with a 4-piece bath, in-suite laundry, and extra space for storage. Condo fees of \$470.81/month cover heat and water, and the unit includes one assigned parking stall 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 space, comfort, and convenience.