



**402, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2304317



\$284,500

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	465 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 418
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: Closet in Primary Bedroom

FANTASTIC LOCATION | NEW FLOORING (Vinyl & Carpet) & BASEBOARDS | ALL NEW APPLIANCES (May 2025) | TITLED UNDERGROUND PARKING (End Stall) | A/C | UPGRADED QUARTZ COUNTERTOPS | ALL UTILITIES INCLUDED W/ CONDO FEES (Minus Electricity) + MUCH MORE! Welcome to this Fantastic apartment located in Brentwood, right across from the University of Calgary, with quick access to Crowchild trail & right in the thick of amenities like Brentwood Village Shopping Centre. Arguably one of the nicest apartments in the building, this unit is warm, comfortable & inviting! It is conveniently located right by the elevators for quick & easy access. The open layout makes the space feel large & will provide you with an easy canvas to make your own. Notable features include: New vinyl flooring throughout, new carpet in the primary bedroom, all new appliances, new quartz countertops (kitchen & bathroom), new baseboards, large south facing windows that lead to a covered balcony, all new faucets, kitchen sink, toilet W/ an add on bidet attachment + an added water line for the fridge. The unit has a Fan Coil system, which you can dial in your heating & cooling preferences year round. This lovely apartment shows very well & can suit many different lifestyles. Come see & appreciate all this home has to offer in person before it's too late!