



312, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2130286



\$269,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	403 sq.ft.	Age:	2014 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 323
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan		

Inclusions: Curtain Rods & Drapes

Welcome to University City condos nestled in the vibrant NW community of Brentwood. Within steps of every necessity, it presents an ideal living space and location for those seeking ease and accessibility. Neighbourhood amenities include grocery stores, restaurants, the Brentwood C-train station and the University of Calgary. Located on the 3rd floor of the yellow building, the unit offers quick and easy access to the lobby, outside or parkade via either the elevator or stairs. The north facing private balcony has peek-a-boo views to both the west and of Nose Hill Park. Stepping inside, the large windows provide loads of natural light. The clean, well-maintained, smoke free unit features stainless steel appliances, granite countertops, laminate and tile flooring (no carpet), in-suite laundry, air-conditioning, high ceilings and blinds. The bedroom with black-out curtains and built-in closet space, additional closet space in the kitchen/living area, a 4pc bathroom and additional storage locker in the parkade completes this lovely unit. The building boasts a gym, meeting room, bike storage, visitor parking and secured entry. Perfect for a U of C student, first-time home owner or investment buyer looking for rental income. Unit is sold unfurnished.