



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1901, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2142089



\$376,800

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	608 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

PRICE REDUCED \$30K for a quick sale!! WOW, Step into ultimate condo living with this STUNNING, TOP FLOOR, END UNIT PENTHOUSE, flooded with natural light and boasting breathtaking views of the downtown and Nose Hill park. This top floor sanctuary, with it's 9' CEILINGS adding to the open concept, is a masterpiece of sophistication, showcasing upgraded cabinets, good quality laminate flooring, SS appliances, granite counters, tile backsplash and a freshly PAINTED INTERIOR(except bathroom). The stacked washer/dryer in the unit makes doing laundry a breeze. As an additional upgrade, all the closet doors are mirrored bifolds(the standard unit has no doors on closets). This 2 bedroom, 1 bath condo provides an incredible opportunity for any savvy investor or first time home buyer. With this prime location, access to the UofC is steps away and the LRT line is a 3 minute walk for downtown commuters. Secure underground parking and additional storage add to the appeal of this condo. Anytime Fitness is right there as are numerous restaurants and shopping. Don't miss out on this incredible opportunity.