



**203, 2748 Brentwood Boulevard NW  
Calgary, Alberta**

**MLS # A2149252**



**\$218,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	524 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator, Range, Window Coverings

Welcome to this charming one-bedroom, one-bathroom apartment, an ideal home for university students, professionals, or anyone who values convenience and access to public transit. Located right next to Brentwood Station and Brentwood Village Shopping Centre, you'll enjoy effortless commutes and a variety of shopping and dining options just steps from your door. One of the standout features of this unit is the incredibly low condo fee of just \$250 monthly, making it a rare find in today's market. This is an excellent opportunity for investors seeking a high-demand rental property or first-time homebuyers looking for an affordable and convenient living space. Surrounded by numerous greenspaces and parks, this apartment offers the perfect balance of urban living and outdoor enjoyment. With close proximity to grocery stores and essential services, you'll have everything you need right at your fingertips. Don't miss out on this unique chance to own a fantastic property in a prime location with unbeatable affordability. Schedule your viewing today!