



1710, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2149306



\$289,800

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	427 sq.ft.	Age:	2014 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Owned, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, Natural Gas	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	Cable, Electricity Connected, Water Connected
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

WOW, BEST Value! The bright 17th floor 1-bedroom condo with great VIEW in the sought after University City project, features open and functional floor plan, Central Air Conditioning, In-suite laundry set, sprinkler and fire alarm system, titled underground parking, abundant visitor parking, and additional storage locker in a secured storage room. It has always been immaculately maintained in good condition. No smoking, no pets. Tile and carpet flooring and floor to ceiling big windows throughout the whole unit. Free GYM access and study/meeting room and bike storage in the building. TELUS fiber optic wired for the building. Elevator fob lockout system, surveillance and site security patrol, and good building management. The building is conveniently located in highly desirable NW community Brentwood. Less than 10 minutes' walk to University of Calgary. Close to ALL amenities: Brentwood LRT (c-train) station, Bus Hub, Brentwood Village Mall , Co-op, Safeway, Banks, Restaurants, Bars, London Drugs, McMahon Stadium, Hospitals, SAIT, etc. The current lease is up, you can take over the current tenant as an investor or move into it yourself. Act NOW before it's gone!!