



**603, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2151820



\$318,800

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	554 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 460
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: NA

Wow! Air conditioned and just professionally painted. You will love this bright south facing home with SW sunset views and all the available upgrades – granite counter tops, laminate flooring, stainless steel appliances, dark stained maple kitchen cabinets, titled parking, in suite laundry plus separate storage locker. Great room plan, spacious bedroom plus den which functions as a 2nd bedroom. Roomy 4pc bathroom with tub. An exceptional location across the street from the Brentwood LRT station and a short 10-minute stroll to the U of C! This sought after complex has a great fitness facility, meeting room and bicycle storage! Enjoy the carefree, walkable, convenient lifestyle just steps away from the C-train, your favorite pubs, restaurants, shops, and grocery stores in Brentwood. You will love the easy commute to downtown and west to the mountains! Reasonable Condo fees of \$460 include heat, water, sewer and the titled parking condo fee. Sparkling clean and ready for immediate possession. Click on the 3D for interactive floorplan.