

**1305, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2217396



\$399,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 481
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Spectacular views and location! Super bright unit filled with natural light from the floor-to-ceiling wall of windows, offering amazing city skyline view on one side and mountain views on the other. One of the largest units in the building. Upgraded with laminate and tile flooring, dark kitchen cabinets, granite countertops and stainless-steel appliances, this 2 bedrooms and 2 full bathrooms unit is perfect as a home or as a rental property for sharing. It also comes with In suite laundry with upgraded cabinet door, heated underground parking and secured storage. The building has a shopping complex downstairs includes a vast gym, pharmacy, child care and coffee shop. Within walking distance from Brentwood LRT station, two major grocery stores, a long list of shopping and restaurants, plus 5 minutes from the University of Calgary, Foothills Hospital, Children's Hospital, SAIT, University of Calgary Research Park, McMahon Stadium, and so much more. It's located in one of the top locations in town.