

**1104, 3830 Brentwood Road NW**  
**Calgary, Alberta**

**MLS # A2234286**



**\$329,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	589 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Furniture is negotiable

Welcome to the vibrant and highly sought-after University City complex! This 2 bedroom, 1 bathroom unit, located on the 11th floor, is a fantastic find for first time home buyers or savvy investors. This South facing unit boasts an open concept layout with soaring 9-foot ceilings, creating a bright and inviting space. You'll appreciate the convenience of in suite laundry and titled underground parking. With vacant possession available and the furniture negotiable with the sale, you can move in right away and start enjoying your new home without delay. The building's location is truly unbeatable- you're just steps away from the University of Calgary, Brentwood C-Train station and numerous local parks. This means incredibly easy commutes and quick access to everything the city has to offer. Whether you're looking to buy your first home or expand your investment portfolio, this property offers incredible potential. Don't miss out on the chance to secure your slice of University living. Act quickly to move in prior to the fall semester!