

**1906, 3830 Brentwood Road NW  
 Calgary, Alberta**
**MLS # A2271994**

**\$309,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	408 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		
<b>Inclusions:</b>	N/A		

Breathtaking panoramic city/mountain views! Voted one of Calgary's top communities this perfectly located 1 bedroom unit in Brentwood is an excellent apartment for investors, students and first time buyers alike. Only a short walk away to Brentwood LRT and University of Calgary as well as a ton of amenities this unit is situated in an unbeatable location. Featuring a bright and open layout with a large kitchen area, open living/dining area, spacious bedroom, in unit laundry and central AC everything is self contained for maximum convenience. The building features a fitness center, meeting room, underground parking with visitor spots, bicycle storage and a storage unit next to the parking spot. Take advantage of this rare opportunity for a top floor unit.