

**1203, 3830 Brentwood Road NW**  
**Calgary, Alberta**

**MLS # A2279077**



**\$309,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	552 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 479
<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>	Elevator, High Ceilings, Open Floorplan, See Remarks, Wood Counters		

**Inclusions:** N/A

Welcome to this bright and beautifully maintained 2-bedroom (One bedroom without window but has an architectural frosted glass insert), 1-bath oasis in the vibrant University City complex in the heart of Brentwood. Perfectly positioned with a coveted Southeast exposure, this unit is bathed in natural light through huge floor-to-ceiling windows that create a warm and inviting atmosphere throughout the day. The functional open-concept layout features a modern kitchen with ample cabinetry and wood countertops that flows seamlessly into the living room and out onto your private, sunny balcony—an ideal spot to relax or enjoy your morning coffee. The primary bedroom is a spacious retreat, while the versatile second bedroom is perfect for a home office or guest room, uniquely designed with a frosted glass "borrowed light" panel that allows natural light to filter in while maintaining total privacy. This home is complete with the convenience of in-suite laundry, a full 4-piece bathroom, titled underground parking, and the added benefit of an assigned storage locker for your seasonal belongings. Residents of University City also enjoy secure bike storage and plenty of visitor parking, with condo fees conveniently covering heat, water, and professional management. Located just steps from the Brentwood C-Train station, University of Calgary, FreshCo, and Co-op, this condo offers unbeatable access to shopping, dining, and major roadways like Crowchild Trail. Whether you are a first-time buyer, a professional, or an investor looking for a high-demand property near the Foothills and Children's Hospitals, this unit provides exceptional value and lifestyle. Book your private showing today!