

**1103, 3830 Brentwood Road NW**  
**Calgary, Alberta**

**MLS # A2290488**



**\$279,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	560 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<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, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		

**Inclusions:** N/A

The absolute best value in University City! ATTENTION UOFC PARENTS & INVESTORS: Stop paying someone else's mortgage! Why burn over \$62,000 in residence and meal plan fees over a 4-year degree when your child can graduate with an asset? Priced aggressively at \$279,000, Unit 1103 offers the ultimate "Buy vs. Rent" mathematical advantage. This hyper-efficient 560 sqft layout features a bright primary bedroom PLUS a versatile interior Den (Note: The den has no exterior window&mdash;perfect as a distraction-free study space, a home office, or a dark sleep sanctuary for a roommate to split costs!). Extremely low condo fees at \$479.34/mo (Heat & Water included). The ultimate bonus? This unit comes with highly coveted TITLED UNDERGROUND PARKING (P1 #260) and assigned storage (P2 #122). With the Brentwood LRT, FreshCo, and the UofC campus literally steps from your lobby, owning a vehicle is optional. Vacant and ready for IMMEDIATE POSSESSION. Ask your Realtor for the Financial Breakdown in the supplements!