

**507, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2294321



\$324,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	558 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: White storage cabinet in the bathroom

Don't miss a RARE OPPORTUNITY to own this bright and inviting CORNER UNIT - 2 bedroom, 1 bath with sunny south and west exposures! This well-designed home features laminate flooring, granite countertops, A/C and an open layout filled with natural light. Step onto your private deck to enjoy both city lights and Rocky Mountain views on Calgary's many blue-sky days. Both bedrooms feature large windows and the 4 piece bath between them has ample room for extra storage. You'll love the convenience of newer, stacked washer/dryer with smart features. This unit comes with 1 titled parking stall + storage locker located in a secure room keeping your gear safe from garage dust and debris. The building offers additional secure bike storage and ample underground bike racks. All utilities except electricity/internet are included in the affordable condo fee! Outdoor enthusiasts will love being so close to Nose Hill Park, one of Calgary's best natural escapes. Whether you're a student, healthcare professional, or downtown commuter, this is a premium location that supports a "lock-and-go" lifestyle. Move in, settle down, and start enjoying everything this vibrant 'University City' community has to offer!