

**1607, 3820 Brentwood Road NW**  
**Calgary, Alberta**

**MLS # A2307940**



**\$322,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil

**Water:** -

**Floors:** Hardwood, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 496

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** See Remarks

**Inclusions:** n/a

Unbeatable mountain views from the 16th floor! From the moment you step into this bright and welcoming apartment, the panoramic views immediately capture your attention. Enjoy sweeping vistas of the mountains and city from the living room and primary bedroom &mdash; a truly stunning backdrop for everyday living. Natural light pours into the home thanks to South facing windows. Even the second bedroom enjoys a large window, bringing in natural light and views. The bedrooms are separated by the full bath. The kitchen showcases sleek white cabinetry, and the apartment is complete with the convenience of an in-suite washer and dryer. There is air conditioning as well. There is space for a dining table, and plenty of space in the living room to enjoy those views! Additional highlights include a titled underground parking stall and an assigned storage locker. The low condo fees include gas, heat and water! The building is ideally located within walking distance to the Brentwood LRT Station, the University of Calgary, shopping, grocery stores, restaurants, pubs, and caf&eacute;s, this apartment offers exceptional convenience for students, professionals, or investors alike. And did we mention the views? They truly are spectacular.