

**306, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2313488



\$250,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	413 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 333
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Discover one of the best-positioned units in University City, a beautifully updated third-floor condo offering rare east-facing exposure with unobstructed downtown views. Unlike many units in the complex, this home offers exceptional privacy and is flooded with natural light through expansive floor-to-ceiling windows that transform the feel of the entire space. The functional layout includes one spacious primary bedroom, one full bathroom, and an open-concept living area with your own private balcony, designed for both comfort and practicality. The kitchen is well equipped with an electric stove, refrigerator, dishwasher, and ample cabinetry, creating an efficient and enjoyable cooking space. Fresh paint and renovated flooring create a clean, modern atmosphere, while the well-maintained interior offers true move-in-ready convenience. Air conditioning, concrete construction and In-suite laundry combine to create a comfortable low-maintenance urban living experience. Residents also enjoy access to a fully equipped private fitness facility conveniently located on the main floor. Located steps from Brentwood LRT, the University of Calgary, shopping, restaurants, and everyday amenities. This is an ideal opportunity for students, professionals, first-time buyers, or investors looking for a high-demand rental location with lasting appeal.