

**704, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2317635



\$298,990

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Wired for Data		

Inclusions: All furniture present in suite

Discover this inviting 2-bedroom apartment on the 7th floor of the popular University City complex in Brentwood NW. Boasting a desirable southern exposure and central air conditioning, this well-maintained home offers bright, comfortable living with an open-concept layout that maximizes space and flow. Enter through the stylish tiled entryway into a generous living room filled with natural light from full-height windows. Step out onto the expansive south-facing balcony for breathtaking panoramic views of southwest Calgary and the scenic Nose Hill Park beyond – perfect for morning coffee or evening relaxation. The kitchen features ample cabinetry for all your storage needs, quality tile flooring, and a seamless connection to the dining area, making it ideal for entertaining or casual meals. The primary bedroom is a good size with a large closet for plenty of storage, while the second bedroom offers a convenient frosted glass window from the living area. A 4-piece bathroom with tile flooring completes the interior. Residents enjoy outstanding building amenities including a fitness center, meeting room, underground secure parking with your own titled parking stall with storage cage, underground visitor parking, and dedicated bicycle storage. University City is exceptionally located in northwest Calgary’s Brentwood community, directly across the street from the University of Calgary main campus. Enjoy unmatched transit convenience with the Brentwood LRT Station just steps away, offering a quick C-Train ride to downtown Calgary in under 12 minutes. The building features its own ground-floor retail shops, and the community is within easy walking distance to Brentwood Village Shopping Centre with grocery stores, diverse restaurants, and everyday conveniences. Plus, the development directly borders the newly redeveloped Blakiston Park, providing

immediate access to beautiful outdoor green space right at your doorstep. This is an outstanding opportunity for students, professionals, investors or anyone seeking a vibrant, well-connected lifestyle in one of Calgary's most convenient northwest communities.