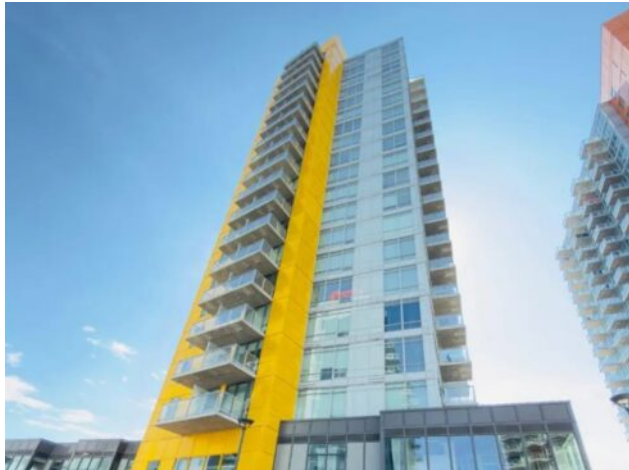


1509, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2330515



\$212,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	314 sq.ft.	Age:	2014 (12 yrs old)
Beds:	-	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		
Heating:	Forced Air, Natural Gas		
Floors:	Ceramic Tile, Laminate		
Roof:	-		
Basement:	-		
Exterior:	Composite Siding, Concrete		
Foundation:	-		
Features:	No Animal Home, No Smoking Home		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 246		
LLD:	-		
Zoning:	DC		
Utilities:	-		

Inclusions: Murphy Bed

Welcome to this beautifully maintained studio residence in the sought-after community of Brentwood. Thoughtfully designed to maximize both comfort and functionality, this bright and airy home is an excellent choice for first-time buyers, students, professionals, or investors seeking a property in a prime location. The well-planned living and sleeping area provides a comfortable retreat, complemented by a practical design that is both stylish and easy to maintain. Whether you're looking for a place to call home or a turnkey investment, this residence offers outstanding versatility and long-term appeal. Ideally positioned in the heart of Brentwood, you'll enjoy easy access to shopping, restaurants, caf  s, parks, public transit, and a wide range of everyday conveniences. Everything you need is just moments away, making it easy to enjoy the vibrant lifestyle this desirable neighbourhood has to offer. Don't miss your chance to own a piece of one of Calgary's most desirable communities.