

301, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2334727

\$308,000



Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to the highly sought-after community of Brentwood! This exceptional corner unit features large windows in both bedrooms, filling the home with an abundance of natural light. Thoughtful upgrades include quartz countertops and vinyl flooring, offering both style and durability. Freshly painted throughout and featuring a brand-new refrigerator, this well-maintained home is truly move-in ready. The open-concept layout creates a bright and inviting living space, while the balcony is constructed with concrete, aluminum railings, and tempered glass for added quality and durability. Central air conditioning ensures year-round comfort. Residents enjoy excellent building amenities, including a meeting room, bicycle storage, plenty of visitor parking, a spacious titled underground parking stall, an assigned storage locker, and 24/7 access to a private fitness room. Located just steps from the Brentwood LRT Station and Brentwood Village Shopping Centre, you'll have convenient access to child care, coffee shops, restaurants, banks, grocery stores, shopping, and many other everyday amenities. The property is also minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and Nose Hill Park. Families will appreciate the excellent nearby schools, including Captain John Palliser School (K–6), Dr. E.W. Coffin School (K–6), Simon Fraser School (Grades 5–9), and Sir Winston Churchill High School (Grades 10–12). Whether you're a first-time homebuyer, downsizer, or investor, this home offers outstanding value in one of Calgary's most desirable communities. Don't miss this fantastic opportunity—book your private showing today!