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GRASSROOTS
REALTY GROUP

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1004, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2203458

$349,888

Division:	Brentwood
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	586 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	1

Garage:	Heated Garage, Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 507
Basement:	None	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	Window Coverings

WELCOME Home to University City (Yellow) located in an AMAZING NW community of Brentwood. This 2 bedrooms + 1 bathroom condo located on the 10th floor offers unobstructed views of the Rocky Mountains and Downtown. Modern kitchen with granite counters, dark cabinetry and stainless-steel appliances. A generous living/dining area leads onto a large balcony 7ft x 6ft with breathtaking SW views. Condo comes with a newer European washer/dryer combo unit, luxury vinyl planks flooring throughout, floor to ceiling windows and 8.5ft ceiling height. The property offers central air conditioning, a heated underground TITLED parking stall and an assigned storage cage. Condo fees include heat, water, sewage & more. The building offers a fitness room, meeting room, secure bicycle storage, visitor parking, pet friendly with board approval, TELUS fibre optic wired, elevators FOB lockout system and surveillance with on-site security patrol. Steps away from Brentwood C-train station and Brentwood shopping (shops & restaurants). Mins to Market Mall, U of C, SAIT, Foothill Hospital, Children’s Hospital and Tom Baker Cancer Centre. Easy access to Crowchild Trail and 16 Ave NW (Trans-Canada Highway). Great opportunity for students, healthcare workers and/or instructors looking for a perfect work-study-play balance. Don’t wait and Act NOW to schedule your private viewing.