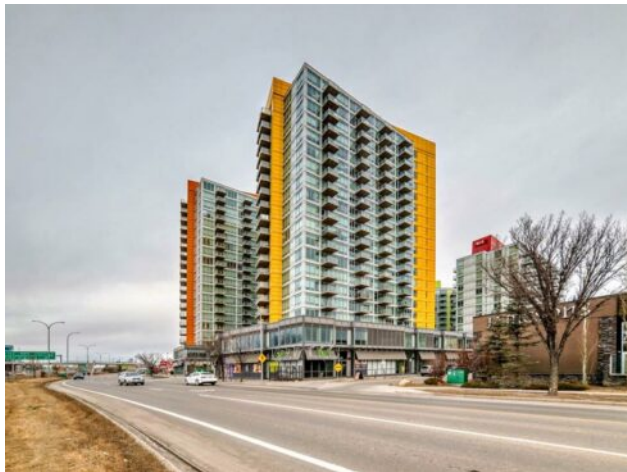


1004, 3820 Brentwood Road NW  
Calgary, Alberta

MLS # A2233417



**\$339,888**

|                  |                                            |               |                   |
|------------------|--------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Brentwood                                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)         |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                |               |                   |
| <b>Size:</b>     | 586 sq.ft.                                 | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -                                          |               |                   |
| <b>Lot Feat:</b> | -                                          |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 504 |
| <b>Basement:</b>   | None                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                        | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

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.