

805, 3830 Brentwood Road NW
Calgary, Alberta
MLS # A2217605

\$382,500

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: GARAGE CONTROL, FOB AND KEYS

VIEW OF THE CITY. Welcome to UNIVERSITY CITY, A CONCRETE TOWER in the University City complex in Brentwood. Perfectly located within walking distance to the University of Calgary, Brentwood LRT station, shopping centres, restaurants, and countless amenities. This air-conditioned home features 9 foot ceilings, huge floor-to-ceiling windows that flood the space with natural light. The functional layout begins with a spacious foyer and closet, leading into an open floor plan with a modern kitchen equipped with ample cabinetry and updated plank flooring. The adjacent living room opens onto a private, sunny balcony with a noise-reducing patio door perfect for bbqs, dinners and morning coffees. and Both bedrooms are bright and comfortable, each with its own closet and operable window, separated by a convenient four-piece bathroom for added privacy. In-suite front-load stackable washer and dryer. Titled underground parking and an assigned storage locker, adding to the safety and practicality of this home. Residents of University City enjoy access to a private fitness room, a meeting room, bike storage, part time security and plenty of visitor parking. Whether you're a student, a professional, or an investor looking for an easily rentable property, this unit offers exceptional value and location.