

804, 3820 Brentwood Road NW
Calgary, Alberta
MLS # A2211837

\$338,888

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Brentwood | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 591 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Fan Coil, Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 449 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Vinyl Windows | | |

Inclusions: All Window coverings, Closet in 2nd bedroom

Welcome to your Stylish Modern 2 Bedroom retreat in the heart of University City where unparalleled breathtaking panoramic views of Downtown & the Majestic Rockies steal the spotlight. Immaculate move-in ready, this unit features contemporary finishes, an open-concept layout, sleek modern design, glimmering Hardwood floors & floor to ceiling windows. Far superior to north-facing units, this gem offers unobstructed South & West exposure, flooding the space with natural light & postcard-worthy sunsets every night. Whether you're a student, investor or professional, this space checks all the boxes. Walk to the University of Calgary, close to train station, Titled underground heated PARKING - ONE OF THE BEST LOCATIONS IN THE BUILDING right by the elevators. In-suite laundry, on-site gym, numerous restaurants, cafes, groceries, shopping & so much more right at your doorstep. Don't settle for a view of another building.. Choose the view everyone wants, a home where every window is frame-worthy! This is more than a condo & it's a LIFESTYLE!