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804, 3820 Brentwood Road NW Calgary, Alberta

MLS # A2211837



\$324,999

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

Heating: Water: Fan Coil, Forced Air Floors: Sewer: Ceramic Tile, Hardwood Roof: Condo Fee: \$ 449 **Basement:** LLD: Exterior: Zoning: DC Concrete 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!