

1306, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2231098



\$289,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	420 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Discover simple elegance in this beautiful 1-bedroom condo located on the 13th floor in desirable University City, Orange. This home offers breathtaking, panoramic west-facing views of the mountains through its floor-to-ceiling windows — complete with custom blinds for added discretion. Enjoy peace and quiet thanks to the noise-reduction patio doors and year-round comfort provided by central air conditioning. This unit comes fully upgraded with white cabinetry, spacious countertops, and matching white appliances, alongside a front-loading washer and dryer. The warm carpeted flooring adds a cozy feeling, while ceramic tile finishes bring a stylish contrast in the bath. Additional highlights include a titled parking stall (#284), secure storage space (#91) in the heated parkade, and plenty of visitor parking for friends and family. Residents enjoy convenient access to a range of building amenities, including bicycle storage, a meeting room, and a 24/7 fitness center. The location is truly unbeatable — just steps from Brentwood C-Train Station and a short 12-minute ride to Downtown. All your daily essentials are nearby, from Safeway, Co-op, banks, eateries, pubs, and clinics, to the University of Calgary, SAIT, Foothills/Children's hospitals, and Market Mall.