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804, 3820 Brentwood Road NW  
Calgary, Alberta

MLS # A2211837



\$338,888

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| 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: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| 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!