

1610, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2166065



\$319,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	421 sq.ft.	Age:	2014 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: None

Discover simple elegance in this beautiful 1-bedroom condo in University City, Orange. Located on the 16th floor, this home offers breathtaking panoramic mountain views through west-facing floor-to-ceiling windows, complete with included blinds. Enjoy the tranquility of noise reduction patio doors and the comfort of central air conditioning. The full upgrade package features Maple cabinets, Granite countertops, S/S appliances, Enclosed front-loading washer and dryer, Laminate flooring, and Ceramic tile in the bathroom. Additional highlights include a titled parking stall (#238) conveniently located by the elevator on P1, ample visitor parking, and a secure storage space (#135) in the heated underground parkade P2. Residents can benefit from amenities like bicycle lock-up space, a meeting room, and a 24/7 fitness centre. The building is ideally situated just steps from the Brentwood C-Train Station and 12 minutes from Downtown. Nearby, you'll find Safeway, Co-op, banks, eateries, pubs, and a clinic. The University of Calgary, SAIT, Foothills/Children's Hospitals, and Market Mall are also close by. Don't miss out on this opportunity to elevate your lifestyle. Call today to make this dream home yours!