

1701, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2174432



\$379,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	620 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: All Window coverings

Welcome to the vibrant and sought-after University City complex! Ideal for first-time homebuyers or savvy investors, this 2-bedroom, 1-bath unit presents an excellent opportunity to enjoy the convenience of urban living with unparalleled access to the University of Calgary, nearby LRT station, downtown, and parks. Situated on the 17th floor, this freshly painted CORNER unit is situated perfectly in the building and elevated on one of the higher floors in the building. Boasting an open concept layout with 9' ceilings, it offers a welcoming ambiance for both relaxation and entertainment. Noteworthy features include in-suite laundry, a rare titled underground parking space (a coveted amenity among units). Additionally, residents can take advantage of building amenities such as a fitness room, meeting room, and bicycle storage. With its proximity to the C-train station in Brentwood, this location is highly desirable and ensures swift commutes and easy access to amenities. Plus, with vacant possession available for immediate occupancy, you can move in hassle-free. Whether you're looking to settle into your first home or add to your investment portfolio, this property promises great potential. Don't miss out on the chance to secure your slice of urban living –schedule a private viewing today!