



3820 Brentwood Road Calgary Alberta

\$349,888

WELCOME Home to University City (Yellow) located in an AMAZING NW community of Brentwood. This 2 bedrooms + 1 bathroom condo located on the 10th floor offers unobstructed views of the Rocky Mountains and Downtown. Modern kitchen with granite counters, dark cabinetry and stainless-steel appliances. A generous living/dining area leads onto a large balcony 7ft x 6ft with breathtaking SW views. Condo comes with a newer European washer/dryer combo unit, luxury vinyl planks flooring throughout, floor to ceiling windows and 8.5ft ceiling height. The property offers central air conditioning, a heated underground TITLED parking stall and an assigned storage cage. Condo fees include heat, water, sewage & more. The building offers a fitness room, meeting room, secure bicycle storage, visitor parking, pet friendly with board approval, TELUS fibre optic wired, elevators FOB lockout system and surveillance with on-site security patrol. Steps away from Brentwood C-train station and Brentwood shopping (shops & restaurants). Mins to Market Mall, U of C, SAIT, Foothill Hospital, Children's Hospital and Tom Baker Cancer Centre. Easy access to Crowchild Trail and 16 Ave NW (Trans-Canada Highway). Great opportunity for students, healthcare workers and/or instructors looking for a perfect work-study-play balance. Don't wait and Act NOW to schedule your private viewing. (id:6769)

4pc Bathroom 8.58 Ft x 8.00 Ft

Primary Bedroom 13.00 Ft x 9.50 Ft

Kitchen 10.75 Ft x 10.25 Ft

Living room 10.42 Ft x 13.00 Ft

Bedroom 11.75 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
KIC Realty

<http://andylamrealty.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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