



# 3830 Brentwood Road Calgary Alberta

\$279,000

The absolute best value in University City! ATTENTION UOFC PARENTS & INVESTORS: Stop paying someone else's mortgage! Why burn over \$62,000 in residence and meal plan fees over a 4-year degree when your child can graduate with an asset? Priced aggressively at \$279,000, Unit 1103 offers the ultimate "Buy vs. Rent" mathematical advantage. This hyper-efficient 560 sqft layout features a bright primary bedroom PLUS a versatile interior Den (Note: The den has no exterior window--perfect as a distraction-free study space, a home office, or a dark sleep sanctuary for a roommate to split costs!). Extremely low condo fees at \$479.34/mo (Heat & Water included). The ultimate bonus? This unit comes with highly coveted TITLED UNDERGROUND PARKING (P1 #260) and assigned storage (P2 #122). With the Brentwood LRT, FreshCo, and the UofC campus literally steps from your lobby, owning a vehicle is optional. Vacant and ready for IMMEDIATE POSSESSION. Ask your Realtor for the Financial Breakdown in the supplements! (id:6769)

Other 7.17 Ft x 6.00 Ft  
 Laundry room 3.42 Ft x 2.25 Ft  
 Primary Bedroom 9.50 Ft x 12.17 Ft  
 4pc Bathroom 4.92 Ft x 8.83 Ft

Bedroom 11.67 Ft x 7.75 Ft  
 Other 3.58 Ft x 9.92 Ft  
 Eat in kitchen 9.50 Ft x 10.92 Ft  
 Living room 11.92 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
 Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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