

**104, 2748 Brentwood Boulevard NW**  
**Calgary, Alberta**

**MLS # A2232242**



**\$282,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	780 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 374
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Updated 2-bedroom, 1-bathroom basement unit offering walkable convenience featuring new flooring and paint throughout most of the unit. This apartment offers over 700 sq. ft. of living space, with a functional kitchen, dining area and a living room. Located steps away from Brentwood C-Train Station, the University of Calgary, and Brentwood Village Shopping Centre, this unit provides easy access to transit, parks, grocery stores, restaurants, and other essential amenities, with quick access to Crowchild Trail and the Trans-Canada Highway just minutes away.