

**907, 3830 Brentwood Road NW
Calgary, Alberta**

MLS # A2259871



\$319,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

First time on the market! Welcome to this bright 9th floor corner unit in the highly sought-after University City community, offering unobstructed southern views of the Rocky Mountains. Perfectly situated for students, medical staff, and busy professionals, this 2 bedroom, 1 bathroom condo combines modern comfort with unmatched convenience. The open-concept layout features floor-to-ceiling windows, high ceilings, and a sleek white kitchen flowing seamlessly into the living and dining areas with access to a private balcony. Both bedrooms are generously sized with ample closet space, while in-suite laundry, central A/C, and an assigned storage locker provide everyday ease. Building amenities include bike storage, a meeting room, and visitor parking. Prime location places everything at your doorstep! Brentwood LRT for a quick commute to the University of Calgary, SAIT, and downtown; Foothills Medical Centre and Alberta Children's Hospital just minutes away; and endless shopping, dining, and services at Brentwood Village and Northland Mall. Safeway, Co-op, London Drugs, Starbucks, Village Ice Cream, gyms, pubs, and restaurants are all within walking distance, with Nose Hill Park and UCalgary's recreation facilities nearby for fitness and outdoor enthusiasts. Vacant and ready for immediate possession, this condo is an exceptional opportunity for those seeking a low maintenance lifestyle in a prime, transit connected location.