



THE
A-TEAM

**RE/MAX
FIRST**

3830 BRENTWOOD Road #808, Calgary T2L 2J9

MLS® #: **A2101828**

Area: **Brentwood**

Listing Date: **01/30/24**

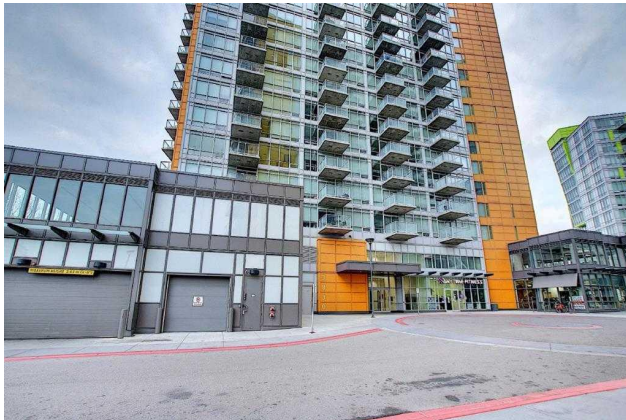
List Price: **\$430,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **670**
Low Sqft:
Ttl Sqft: **670**

DOM

110

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Other**

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	12`3" x 9`11"
Bedroom - Primary	Main	9`3" x 11`6"
Bedroom	Main	8`11" x 11`8"
Walk-In Closet	Main	6`8" x 3`4"
Balcony	Main	7`6" x 6`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`4" x 11`3"
4pc Ensuite bath	Suite	9`6" x 4`11"
Walk-In Closet	Main	6`10" x 3`5"
4pc Bathroom	Main	8`0" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$514

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1410077

Remarks

Pub Rmks:

Welcome to University City. The largest well maintained unit on 8th floor features 2 bedrooms and two full baths with walk through closet. Open concept floor plan presenting a southwest mountain view through floor to ceiling windows. Upgraded with laminate floor throughout the unit, granite kitchen counter top and in suite laundry. Free Gym access. Steps to Brentwood LRT station, Brentwood Village Mall with many grocery stores and restaurants. Easy access to Crowchild Trail.

Inclusions:

n.a

Property Listed By:

Homecare Realty Ltd.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

