



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3820 BRENTWOOD Road #803, Calgary T2L 2J9**

MLS® #: **A2110980**

Area: **Brentwood**

Listing Date: **03/01/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Apr**

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: **544**  
Low Sqft:  
Ttl Sqft: **544**

DOM

**79**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Views**

**Stall,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Metal Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 9`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 7`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$463**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:	1410091	Fee Freq: <b>Monthly</b>	Remarks
Pub Rmks:	<b>Perfect unobstructed city views! Perfect Location! Located in the popular University City complex! 2 bedroom 1 Bath of Condo Apartment in Brentwood! Open concept layout throughout the Living Room and Kitchen and a 9' high ceiling unit. The sunny South-East-facing Living Room can lead you to your Balcony w/ a perfect Downtown view. The Kitchen has Granite countertops, 2 bedrooms, a 4 pc Bath w/ Granite countertops, and an in-unit Laundry (by the Kitchen) to complete this unit. This unit also features a Titled Underground Parking Stall and Assigned storage space. Condo Fees include Water, Heat, and Professional Management. This building comes with amenities like a meeting room, bike storage, lots of visitor parking, and a private fitness room. Excellent Location: Walking distance to Brentwood C-Train, U of C, Co-op, Freshco, Shopping Center, variety of restaurants, and Parks. Close to health care services like Foothills Hospital and Alberta's Children Hospital and many other amenities! Easy Access to Crowchild Trail NW and Downtown. Ideal location for university students or a professional couple and also an excellent investment opportunity! Come and view this value-packed condo today!</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Jessica Chan Real Estate &amp; Management Inc.</b>		

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





