



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3820 BRENTWOOD Road #1911, Calgary T2L 2L5**

MLS®#: **A2147346**

Area: **Brentwood**

Listing Date: **07/05/24**

List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 02-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **606**

Low Sqft:

Ttl Sqft: **606**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Underground**

DOM

**73**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Penthouse**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**

Sewer: **Balcony,Storage**

Ext Feat: **Balcony,Storage**

Construction:

**Concrete**

Flooring:

**Tile,Vinyl**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**

Int Feat: **No Animal Home,No Smoking Home,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`3" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 10`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 9`9"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 5`1"</b>

Room	Level	Dimensions
<b>Balcony</b>	<b>Main</b>	<b>8`4" x 6`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 11`2"</b>

Legal/Tax/Financial

Condo Fee: **\$521**

Title: **Fee Simple**

Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1410091**

Remarks

Pub Rmks: **Imagine waking up each morning to stunning mountain views from your penthouse in University City. This 2-bedroom, 2-bathroom condo offers 606 sqft of bright, airy living space, bathed in natural light from expansive windows. Step into the open-concept living area, where the sleek kitchen with stainless steel appliances invites culinary creativity. Relax in the comfort of your spacious living room, or enjoy the convenience of in-suite laundry. With underground parking and extra storage, practical needs are effortlessly met. Outside, a vibrant community awaits, with shopping, restaurants, the University of Calgary, and Foothills Hospital all within walking distance or a quick transit ride away. Ideal for students, instructors, nurses, or healthcare workers, this location offers the perfect balance of work, study, and play. Embrace the best of modern living in a prime location, with the mountains as your daily backdrop when you wake up. Your new home in University City awaits. Can be short-term rental. Book your showing today!**

Inclusions:  
Property Listed By: **Blinds  
Real Broker**

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



