

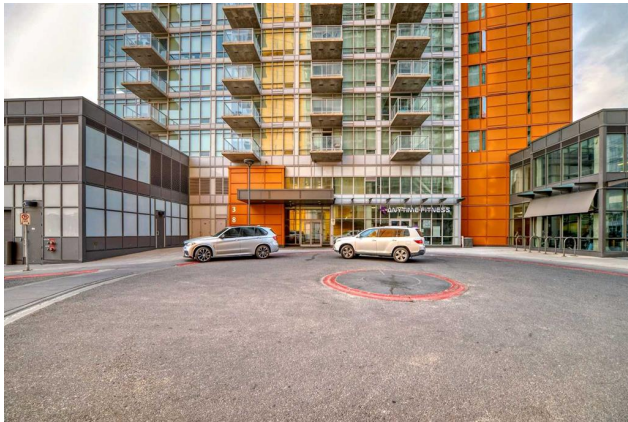


THE
A-TEAM

**RE/MAX
FIRST**

3830 BRENTWOOD Road #904, Calgary T2L 2L8

MLS®#: **A2152076** Area: **Brentwood** Listing Date: **07/23/24** List Price: **\$365,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

55
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Finished Floor Area

Abv Sqft: **597**
 Low Sqft:
 Ttl Sqft: **597**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof: **None**
 Heating: **Baseboard,Boiler**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete,Metal Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`6" x 11`10"	Bedroom	Main	11`10" x 8`0"
4pc Bathroom	Main	8`7" x 4`11"	Eat in Kitchen	Main	10`4" x 13`4"
Living Room	Main	12`11" x 9`4"			

Legal/Tax/Financial

Condo Fee: **\$485** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: **1410077**

Remarks

Pub Rmks: **Welcome to the vibrant and highly sought-after University City complex! This 2-bedroom, 1-bath unit is perfect for first-time homebuyers or savvy investors, offering an exceptional opportunity to experience urban living at its finest. Enjoy unparalleled convenience with direct access to the University of Calgary, nearby LRT station, downtown, and parks. Located on the 9th floor, this unit enjoys a prime position within the building, boasting elevated views The open concept layout with 9' ceilings creates a welcoming atmosphere ideal for both relaxation and entertainment. Notable features include in-suite laundry and a rare titled underground parking space, a coveted amenity among units in the area. Residents can also benefit from a range of building amenities including a fitness room and meeting room. The proximity to Brentwood C-train station makes commuting a breeze and ensures easy access to essential amenities. With vacant possession available for immediate occupancy, moving in hassle-free is a definite possibility. Whether you're looking to establish your first home or expand your investment portfolio, this property offers tremendous potential. Don't miss out on this opportunity to secure your slice of urban living - Unit is vacant !! Easy to show !!! schedule a private viewing today!**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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