



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3820 BRENTWOOD Road #1412, Calgary T2L2L5**

MLS® #: **A2156033**      Area: **Brentwood**      Listing Date: **08/09/24**      List Price: **\$298,800**  
 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:

Access:  
 Lot Feat: **See Remarks**  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **409**  
 Low Sqft:  
 Ttl Sqft: **409**

DOM

**40**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Microwave Hood Fan,Oven,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`4"</b>	<b>Balcony</b>	<b>Main</b>	<b>7`11" x 6`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`4" x 8`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>4`3" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 11`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>3`10" x 13`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>3`6" x 5`6"</b>			

Legal/Tax/Financial

Condo Fee: **\$376**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1410091**

Remarks

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Pub Rmks: **Location! location! This lovely quite sunny one bedroom has outstanding view, Walking distance to LRT station, U of C, Blakiston Park, supermarkets, restaurants, pubs, shopping, banks, clinics, and stores of all kinds. Building features fitness room, meeting room, bicycle storage and retail shops on main floor. Fantastic opportunity for investors or first-time home buyers! Book your private showing today**

Inclusions: **N/A**

Property Listed By: **Grand Realty**

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