



THE
A-TEAM

**RE/MAX
FIRST**

3830 BRENTWOOD Road #808, Calgary t2l2j9

MLS® #: **A2157665**

Area: **Brentwood**

Listing Date: **08/14/24**

List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

35
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Other**
Flooring: **See Remarks**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Elevator,No Animal Home,No Smoking Home,Recreation Facilities**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	11`4" x 11`10"	Kitchen	Main	8`10" x 9`11"
Bedroom - Primary	Main	9`3" x 12`0"	Bedroom	Main	9`0" x 12`1"
4pc Ensuite bath	Main	4`11" x 9`6"	4pc Bathroom	Main	5`0" x 8`0"
Walk-In Closet	Main	3`5" x 9`4"	Walk-In Closet	Main	3`4" x 6`8"
Balcony	Main	6`1" x 7`3"	Entrance	Main	4`3" x 9`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$489

Fee Simple
Fee Freq:
Monthly

dc

Legal Desc: **1410077**

Remarks

Pub Rmks: **premier 8th floor location. one of the largest, brightest units in this secure well managed building. two good sized bedrooms. convenient 4 piece master bath.expansive windows.sliding doors to balcony with a westerly view. underground titled parking. shops, restaurants and pubs at your door step. fresh professionally cleaned.**

Inclusions: **none**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











