



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3820 BRENTWOOD Road #404, Calgary T2L 2L5**

MLS® #: **A2165386**      Area: **Brentwood**      Listing Date: **10/30/24**      List Price: **\$319,900**  
 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:

Finished Floor Area  
 Abv Sqft: **576**  
 Low Sqft:  
 Ttl Sqft: **576**

DOM

**93**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, Washer**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 4`11"</b>	<b>Office</b>	<b>Main</b>	<b>8`0" x 11`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 13`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>3`5" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>6`10" x 5`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`3" x 13`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`1" x 7`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$530**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1410091**

Remarks

Pub Rmks: **Open house 12-2pm. Saturday November 02, 2024. Excellent location across from the University of Calgary at the Brentwood LRT station, Brentwood Village Mall are within 150 metres from the building. Building features fitness room, meeting room, bicycle storage. Unit features 8.5' ceiling, balcony with aluminum guardrail and clear tempered glazing, heating/cooling system is provided by fan coil system with ducted air and cool/heat thermostat. Interior finishing include 30 oz carpet with underlay, tile, 6 pcs Energy Star appliances. This is an ideal one bedroom + another bedroom size den with decent SW downtown view. One underground heated parking stall included plus a storage locker. Good holding rental property or place to call home!!**

Inclusions:  
Property Listed By: **no**  
**Datong Property Management Ltd.**

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



