



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

52
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>
4pc Bathroom	Main	8`6" x 4`11"	Office	Main	8`0" x 11`9"
Bedroom - Primary	Main	9`6" x 13`6"	Kitchen	Main	3`5" x 13`0"
Dining Room	Main	6`10" x 5`3"	Living Room	Main	9`3" x 13`0"
Balcony	Main	6`1" x 7`5"			

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



