



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3830 BRENTWOOD Road #911, Calgary T2L 1L1**

MLS® #: **A2171222**

Area: **Brentwood**

Listing Date: **10/06/24**

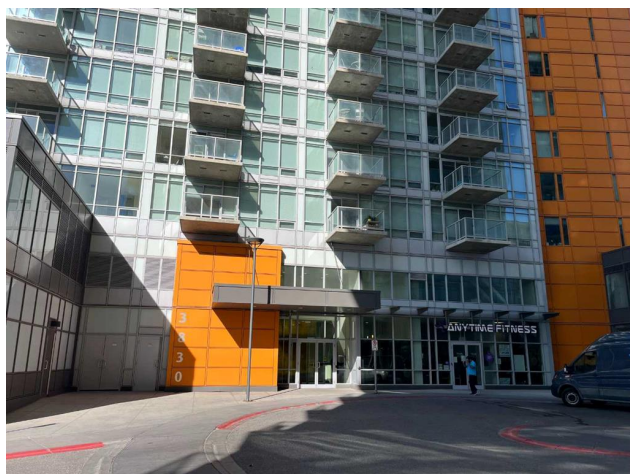
List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 19-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **640**  
Low Sqft:  
Ttl Sqft: **640**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**46**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Elevator, Granite Counters, No Animal Home, No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`6" x 10`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 9`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`11"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`1" x 9`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`6" x 11`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>7`4" x 6`3"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$420**

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

Zoning:  
**DC**

Legal Desc: **1410077**

Remarks

Pub Rmks: **Carry a suitcase and move in this showroom condition with full furniture condo unit. close to so many amenities which include: U of C, Foothills Hospital, L.R.T. Brentwood & market Mall, restaurants, green spaces, Foothills Athletic Park, McMahon Stadium & so much more. This builder upgraded 9th floor corner unit with open view, it is one of the best view unit of the site. This bright open unit features central AC, floor to ceiling windows, granite, upgraded laminate, stainless steel appliances & in suite laundry. The unit offers a spacious living room that has access to the north west facing balcony, good size kitchen with eating area, master with ensuite and 2nd bed and bath. build in washer and dryer The building also offers a fitness room & meeting room on main floor. Titled heated underground parking stall, assigned storage unit & bike storage.**

Inclusions:  
Property Listed By: **ALL THE FURNITRES AND DECORATIONS  
Diamond Realty & Associates LTD.**

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

