



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3830 BRENTWOOD Road #1701, Calgary T2L 2J9**

MLS® #: **A2174432**      Area: **Brentwood**      Listing Date: **10/21/24**      List Price: **\$366,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$3k, 11-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2011**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **619**  
 Low Sqft:  
 Ttl Sqft: **619**

DOM

**61**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

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,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Elevator**  
 Utilities:

Room Information

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 9`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`7" x 2`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$456**

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

Zoning:  
**DC**

Legal Desc: **1410077**

Remarks

Pub Rmks: **Welcome to the vibrant and sought-after University City complex! Ideal for first-time homebuyers or savvy investors, this 2-bedroom, 1-bath unit presents an excellent opportunity to enjoy the convenience of urban living with unparalleled access to the University of Calgary, nearby LRT station, downtown, and parks. Situated on the 17th floor, this freshly painted CORNER unit is situated perfectly in the building and elevated on one of the higher floors in the building. Boasting an open concept layout with 9' ceilings, it offers a welcoming ambiance for both relaxation and entertainment. Noteworthy features include in-suite laundry, a rare titled underground parking space (a coveted amenity among units). Additionally, residents can take advantage of building amenities such as a fitness room, meeting room, and bicycle storage. With its proximity to the C-train station in Brentwood, this location is highly desirable and ensures swift commutes and easy access to amenities. Plus, with vacant possession available for immediate occupancy, you can move in hassle-free. Whether you're looking to settle into your first home or add to your investment portfolio, this property promises great potential. Don't miss out on the chance to secure your slice of urban living -schedule a private viewing today!**

Inclusions:  
Property Listed By: **All Window coverings  
Homecare Realty Ltd.**

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







