



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3830 BRENTWOOD Road #1509, Calgary T2L 1K8**

MLS®#: **A2187358**

Area: **Brentwood**

Listing Date: **01/15/25**

List Price: **\$229,900**

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: **317**

Low Sqft:

Ttl Sqft: **317**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **None**

DOM

**7**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Boiler**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7' 10" x 4' 11"</b>	<b>Laundry</b>	<b>Main</b>	<b>2' 10" x 2' 3"</b>
<b>Entrance</b>	<b>Main</b>	<b>5' 11" x 6' 5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10' 2" x 5' 11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>7' 9" x 8' 4"</b>	<b>Living Room</b>	<b>Main</b>	<b>8' 3" x 7' 10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$236**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 1410077

Remarks

Pub Rmks: **Wow! Perfect for a student or Professional and smart Investment! This Studio is located on the 15th floor, is very bright with 9ft ceilings with clear views and has everything you need. It comes furnished and is move in ready with: Murphy Bed/Double Mattress, TV/Wall Mount, white desk, 2 red dining/desk chairs, 2 white metal coffee tables (on wheels), Red Love Seat and in suite stackable laundry. The studio has good sized outdoor patio off living room area and is complete with 4 pce bath with tub and shower. Fitness centre is in building. Best location for Access to University just across the street which is fantastic for students or Professional. Studios come with large storage cage locker (#357), and visitor parking. Underground heated parking stalls are available to rent, (check with condominium board for availability & pricing). Ideally Located within a Walking Distance to the University, Brentwood LRT Station, Brentwood Mall & Co-op Shopping Plaza, Restaurants, Fitness & More...Why rent when you can own?**

Inclusions: **White Desk, TV and Wall Mount, 2 Red Dining/desk Chairs, 2 white metal coffee tables(on wheels), Red Love Seat, Murphy Bed including double size mattress**  
Property Listed By: **Coldwell Banker Mountain Central**

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











