



THE
A-TEAM

**RE/MAX
FIRST**

3830 BRENTWOOD Road #1609, Calgary T2L 2J9

MLS®#: **A2187627**

Area: **Brentwood**

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

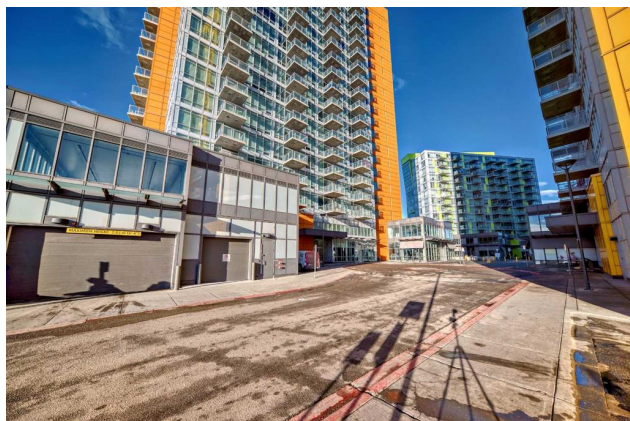
List Price: **\$229,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **317**
Low Sqft:
Ttl Sqft: **317**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

17
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat:
Park Feat: **None**

Utilities and Features

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

Construction: **Concrete,Metal Siding**
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,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Balcony	Main	24`1" x 22`8"	Living Room	Main	45`11" x 26`3"
Eat in Kitchen	Main	24`1" x 31`5"	Bedroom - Primary	Main	27`4" x 25`5"
Entrance	Main	21`1" x 15`7"	4pc Bathroom	Main	25`8" x 16`2"
Laundry	Main	10`1" x 16`2"			

Legal/Tax/Financial

Condo Fee:
\$236

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1410077**

Remarks

Pub Rmks: **Wow! Perfect for a student or Professional and smart Investment! This Studio is located on the 16th 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

