



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3820 BRENTWOOD Road #1703, Calgary T3K 0M6**

MLS® #: **A2188102**      Area: **Brentwood**      Listing Date: **01/16/25**      List Price: **\$358,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$12k, 28-Mar**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **551**  
 Low Sqft:  
 Ttl Sqft: **551**

DOM

**82**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5' 11" x 3' 7"	Kitchen	Main	3' 11" x 10' 10"
Dining Room	Main	7' 9" x 5' 0"	Living Room	Main	12' 2" x 8' 11"
Bedroom - Primary	Main	9' 6" x 12' 10"	Bedroom	Main	11' 8" x 7' 9"
4pc Bathroom	Main	4' 11" x 8' 10"	Laundry	Main	2' 8" x 2' 3"
Balcony	Main	7' 0" x 6' 3"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$481

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 1410091

Remarks

Pub Rmks: **Excellent location and unobstructed downtown view. Welcome to this cozy and new renovated apartment unit in highly desirable University City in Brentwood. Good for starter home or investment property. It features new paint, new counter tops, and vinyl flooring, there is no carpet in the unit, good size primary bedroom with big windows and beautiful views, good size second bedroom, large and bright living room with lots of windows, sliding door to balcony, spacious kitchen and dining area, 1 full bathroom, and in suite laundry. It also has 1 titled underground parking unit and storage locker. It closes to University of Calgary, steps away to shopping mall, LRT station, restaurants, and easy access to major roads. \*\* 1703 3820 Brentwood Road NW \*\***

Inclusions: N/A  
Property Listed By: Century 21 Bravo Realty

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







