



THE
A-TEAM

**RE/MAX
FIRST**

3820 BRENTWOOD Road #1004, Calgary T2L 2L5

MLS® #: **A2203458**

Area: **Brentwood**

Listing Date: **03/20/25**

List Price: **\$359,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **586**
Low Sqft:
Ttl Sqft: **586**

DOM

16
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Stall, Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Condo Fee: **\$507**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1410091**

Remarks

Pub Rmks: **WELCOME Home to University City (Yellow) located in an AMAZING NW community of Brentwood. This 2 bedrooms + 1 bathroom condo located on the 10th floor offers unobstructed views of the Rocky Mountains and Downtown. Modern kitchen with granite counters, dark cabinetry and stainless-steel appliances. A generous living/dining area leads onto a large balcony 7ft x 6ft with breathtaking SW views. Condo comes with a newer European washer/dryer combo unit, luxury vinyl planks flooring throughout, floor to ceiling windows and 8.5ft ceiling height. The property offers central air conditioning, a heated underground TITLED parking stall and an assigned storage cage. Condo fees include heat, water, sewage & more. The building offers a fitness room, meeting room, secure bicycle storage, visitor parking, pet friendly with board approval, TELUS fibre optic wired, elevators FOB lockout system and surveillance with on-site security patrol. Steps away from Brentwood C-train station and Brentwood shopping (shops & restaurants). Mins to Market Mall, U of C, SAIT, Foothill Hospital, Children's Hospital and Tom Baker Cancer Centre. Easy access to Crowchild Trail and 16 Ave NW (Trans-Canada Highway). Great opportunity for students, healthcare workers and/or instructors looking for a perfect work-study-play balance. Don't wait and Act NOW to schedule your private viewing.**

Inclusions: **Window Coverings**
Property Listed By: **KIC Realty**

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











