1403, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2258303

$326,000

Division:	Brentwood
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	602 sq.ft.
Age:	2014 (11 yrs old)
Beds:	2
Baths:	2
Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 450
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island		

Inclusions: N/A

This 2-bedroom condo on the 14th floor of Brentwood's amenity-rich community is the perfect opportunity for investors or first-time buyers. The unit's expansive windows capture sweeping views of Nose Hill Park and the University of Calgary campus, while its unbeatable location places you just steps from the LRT station and moments from the University, Children's Hospital, major shopping centers, and key roadways. The building offers everything tenants and owners need for convenience, including underground heated parking, central air conditioning, a modern fitness facility, assigned storage, and a wide selection of restaurants and shops at street level. With strong potential and a central setting, this property makes a smart, value-driven investment.