

**1602, 3820 Brentwood Road NW  
Calgary, Alberta**

**MLS # A2261786**

# \$289,900



<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	455 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Track Lighting		

**Inclusions:** None

Welcome to University City, where contemporary sophistication meets effortless urban living. This exceptional east-facing residence showcases brand new luxury vinyl plank flooring and a freshly painted interior, offering a modern, move-in-ready space that exudes style and comfort. Capturing sweeping panoramic views of downtown Calgary through impressive floor-to-ceiling windows, this bright and inspiring condo is bathed in natural light throughout the day. Thoughtfully designed, the open-concept layout showcases a modern eat-in kitchen adorned with granite countertops, stainless steel appliances—including a newly replaced microwave hood fan—and abundant cabinetry that transitions seamlessly into living area, perfect for entertaining or unwinding against a backdrop of city lights. The spacious primary bedroom offers a serene retreat, complemented by a conveniently appointed 4-piece bathroom, central air conditioning, and in-suite laundry featuring a newer washer and dryer (replaced just last year). Enjoy the convenience of titled underground parking, an assigned storage locker, and exclusive access to a fully equipped fitness centre and secure bike storage. Perfectly positioned steps from Brentwood C-Train Station, the University of Calgary, Foothills and Children's Hospitals, and an array of shops, restaurants, and major commuter routes, this residence embodies the best of contemporary city living. Short-term rental friendly and move-in ready, this immaculate condo presents a rare opportunity for both discerning homeowners and savvy investors alike. Quick possession available—your urban lifestyle awaits!