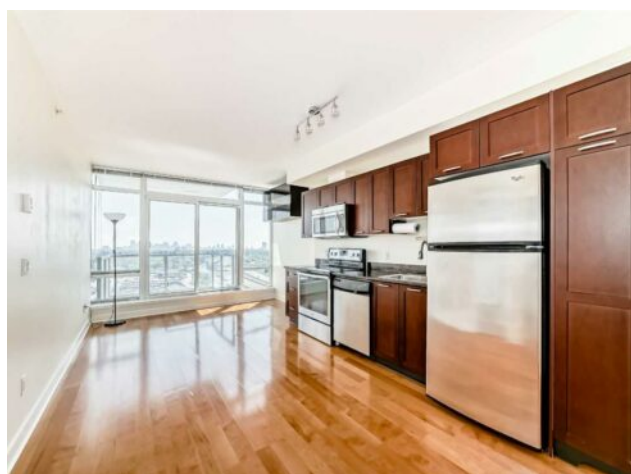


**1202, 3820 Brentwood Road NW  
Calgary, Alberta**

**MLS # A2229017**



**\$319,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	461 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	Apartment
<b>Foundation:</b>	-	<b>Utilities:</b>	Heating Paid For, Sewer Connected, Water Paid For,
<b>Features:</b>	Elevator, Granite Counters, High Ceilings		

**Inclusions:** Fridge, Stove Dishwasher, Washer/Dryer, Microwave OTR, Window Coverings,

Just Reduced!!! It's All About The View!! Experience urban living in the Brentwood community on the 12th floor of the University City complex, with stunning downtown Calgary views. This modern one bedroom, one bath condo boasts 9-foot ceilings and floor-to-ceiling windows, filling the space with natural light. Enjoy your private balcony, perfect for taking in the breathtaking skyline. The unit features upgraded cabinets, granite countertops, stainless steel appliances, in-unit washer and dryer and central air. Building amenities include a gym, titled heated parking and assigned storage. Your also steps away from shops, professional services and restaurants. With quick access to the Foothills Medical Center, The University of Calgary and McMahon Stadium for those lively Stampeders games. Take a short drive to the Rocky Mountains, visit Banff and much much more. This is your perfect home for a vibrant lifestyle.