

**1306, 3830 Brentwood Road NW  
Calgary, Alberta**

**MLS # A2231098**



**\$289,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	420 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Discover simple elegance in this beautiful 1-bedroom condo located on the 13th floor in desirable University City, Orange. This home offers breathtaking, panoramic west-facing views of the mountains through its floor-to-ceiling windows &mdash; complete with custom blinds for added discretion. Enjoy peace and quiet thanks to the noise-reduction patio doors and year-round comfort provided by central air conditioning. This unit comes fully upgraded with white cabinetry, spacious countertops, and matching white appliances, alongside a front-loading washer and dryer. The warm carpeted flooring adds a cozy feeling, while ceramic tile finishes bring a stylish contrast in the bath. Additional highlights include a titled parking stall (#284), secure storage space (#91) in the heated parkade, and plenty of visitor parking for friends and family. Residents enjoy convenient access to a range of building amenities, including bicycle storage, a meeting room, and a 24/7 fitness center. The location is truly unbeatable &mdash; just steps from Brentwood C-Train Station and a short 12-minute ride to Downtown. All your daily essentials are nearby, from Safeway, Co-op, banks, eateries, pubs, and clinics, to the University of Calgary, SAIT, Foothills/Children's hospitals, and Market Mall.