DANIEL CRAM

Heating:

780-814-9482 hello@danielcram.ca

804, 3820 Brentwood Road NW Calgary, Alberta

MLS # A2211837



Fan Coil, Forced Air

\$338,888

Division:	Brentwood		
Туре:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		
	Water:	-	
	Sewer:	-	
	Condo Fee	\$ 449	
	LLD:	-	
	Zoning:	DC	
	Utilities:	-	

Floors:Ceramic Tile, HardwoodSewer:-Roof:-Condo Fee:\$449Basement:-LLD:-Exterior:ConcreteZoning:DCFoundation:-Utilities:-Features:No Animal Home, No Smoking Home, Vinyl Windows-

Inclusions: All Window coverings, Closet in 2nd bedroom

Welcome to your Stylish Modern 2 Bedroom retreat in the heart of University City where unparalleled breathtaking panoramic views of Downtown & the Majestic Rockies steal the spotlight. Immaculate move-in ready, this unit features contemporary finishes, an open-concept layout, sleek modern design, glimmering Hardwood floors & floor to ceiling windows. Far superior to north-facing units, this gem offers unobstructed South & West exposure, flooding the space with natural light & postcard-worthy sunsets every night. Whether you're a student, investor or professional, this space checks all the boxes. Walk to the University of Calgary, close to train station, Titled underground heated PARKING - ONE OF THE BEST LOCATIONS IN THE BUILDING right by the elevators. In-suite laundry, on-site gym, numerous restaurants, cafes, groceries, shopping & so much more right at your doorstep. Don't settle for a view of another building.. Choose the view everyone wants, a home where every window is frame-worthy! This is more than a condo – it's a LIFESTYLE!