

# \$348,000 - 1701, 3830 Brentwood Road Nw, Calgary

MLS® #A2193468

## \$348,000

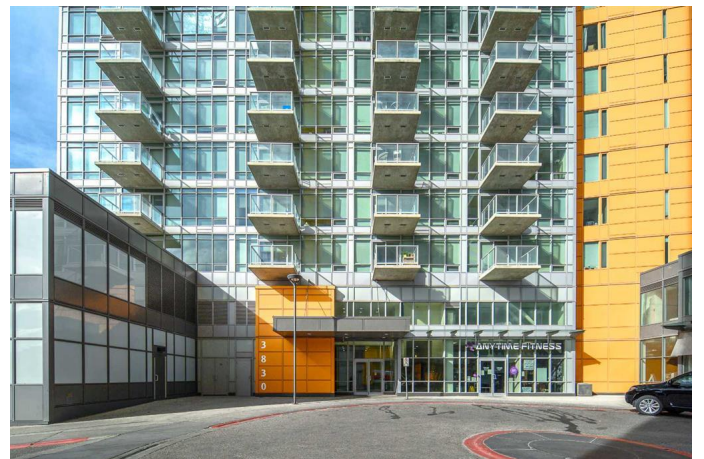
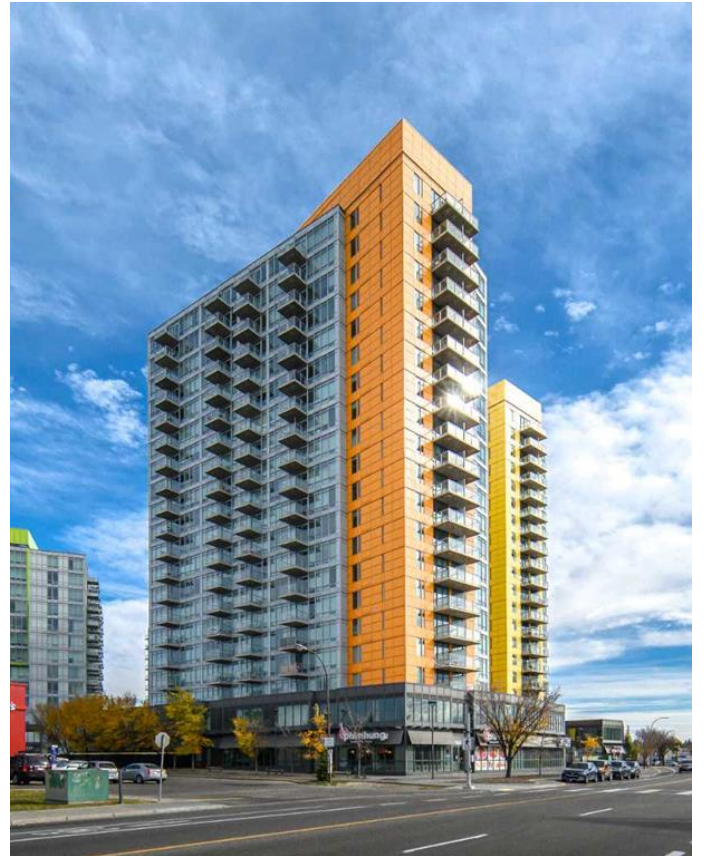
2 Bedroom, 1.00 Bathroom, 620 sqft  
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

Welcome to the vibrant and sought-after University City complex! Ideal for first-time homebuyers or savvy investors, this 2-bedroom, 1-bath unit presents an excellent opportunity to enjoy the convenience of urban living with unparalleled access to the University of Calgary, nearby LRT station, downtown, and parks. Situated on the 17th floor, this freshly painted CORNER unit is situated perfectly in the building and elevated on one of the higher floors in the building. Boasting an open concept layout with 9' ceilings, it offers a welcoming ambiance for both relaxation and entertainment. Noteworthy features include in-suite laundry, a rare titled underground parking space (a coveted amenity among units). Additionally, residents can take advantage of building amenities such as a fitness room, meeting room, and bicycle storage. With its proximity to the C-train station in Brentwood, this location is highly desirable and ensures swift commutes and easy access to amenities. Plus, with vacant possession available for immediate occupancy, you can move in hassle-free. Whether you're looking to settle into your first home or add to your investment portfolio, this property promises great potential. Don't miss out on the chance to secure your slice of urban living â€” schedule a private viewing today!

Built in 2011

## Essential Information



MLS® #	A2193468
Price	\$348,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	620
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	1701, 3830 Brentwood Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2J9

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Visitor Parking, Recreation Facilities, RV/Boat Storage
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Elevator
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	19

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding

### **Additional Information**

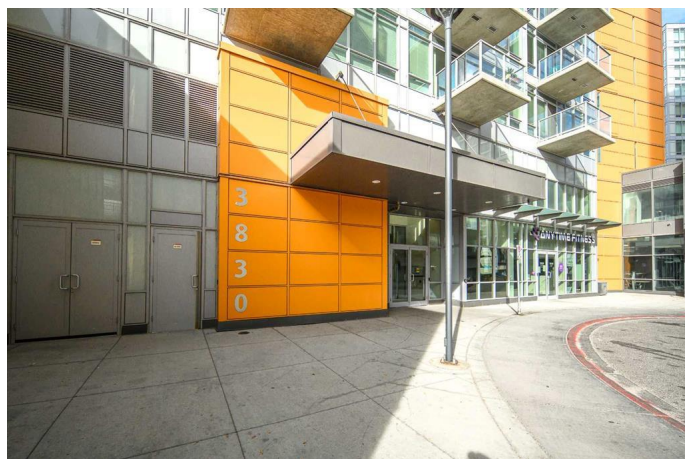
Date Listed February 9th, 2025

Days on Market 51

Zoning DC

### **Listing Details**

Listing Office Homecare Realty Ltd.



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