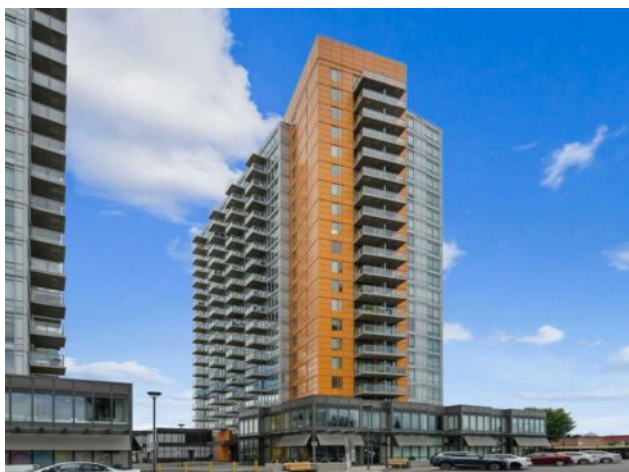


608, 3830 Brentwood Road NW  
Calgary, Alberta

MLS # A2239217



# \$374,000

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Brentwood                                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 673 sq.ft.                                         | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                                                                                 |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                               | <b>Condo Fee:</b> | \$ 567 |
| <b>Basement:</b>   | -                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                                                        | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, Storage, Track Lighting, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Welcome to your sleek, move-in-ready condo in the heart of Brentwood's highly desirable University City! This bright and modern two-bedroom, two-bath unit is perfectly positioned on the 6th floor, offering west-facing mountain views and stunning sunsets right from your private balcony. With an unbeatable location steps to Brentwood LRT, the University of Calgary, shops, and restaurants, this home delivers the ultimate in urban convenience and connectivity. Step inside and discover over \$25,000 in thoughtful upgrades by award-winning Denca Kitchens. The kitchen showcases a beautiful island with matching granite countertops and an expertly finished pantry with deep slide-out drawers, perfect for cooking, entertaining, or working from home. Custom closet systems in both bedrooms maximize storage and style, complete with built-in dressers that eliminate the need for bulky furniture and create a spacious, airy feel throughout. The open-concept living and dining area is flooded with natural light thanks to floor-to-ceiling windows, creating a warm and inviting space to relax or host guests. The primary suite offers a peaceful retreat with a walk-through closet and a spa-inspired ensuite bathroom. A second bedroom and full bathroom provide flexibility for guests, roommates, or a dedicated home office. Additional highlights include titled underground parking right across from the elevator for ultimate convenience, a separate storage locker, air conditioning with programmable heating and cooling, and in-suite laundry. Residents also enjoy top-notch building amenities like a fitness center, heated bike storage, secure entry, and on-site management. Plus, this pet-friendly, Airbnb-friendly building offers excellent potential for extra income. Everything you need is at your doorstep, from groceries and Market Mall to parks, pubs, and cafes. This

isn't just a condo; it's a lifestyle upgrade where every detail has been designed for comfort, style, and long-term value. Don't miss your chance to own this beautifully upgraded and perfectly located home — book your showing today and start living the vibrant Brentwood life!