

**404, 3820 Brentwood Road NW  
Calgary, Alberta**

**MLS # A2165386**



**\$329,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	2014 (10 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>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 530
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** no

Open house 12-2pm. Saturday November 02, 2024. Excellent location across from the University of Calgary at the Brentwood LRT station, Brentwood Village Mall are within 150 metres from the building. Building features fitness room, meeting room, bicycle storage. Unit features 8.5' ceiling, balcony with aluminum guardrail and clear tempered glazing, heating/cooling system is provided by fan coil system with ducted air and cool/heat thermostat. Interior finishing include 30 oz carpet with underlay, tile, 6 pcs Energy Star appliances. This is an ideal one bedroom + another bedroom size den with decent SW downtown view. One underground heated parking stall included plus a storage locker. Good holding rental property or place to call home!!