

**1610, 3830 Brentwood Road NW**  
**Calgary, Alberta**

**MLS # A2166065**



**\$319,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	421 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

**Inclusions:** None

Discover simple elegance in this beautiful 1-bedroom condo in University City, Orange. Located on the 16th floor, this home offers breathtaking panoramic mountain views through west-facing floor-to-ceiling windows, complete with included blinds. Enjoy the tranquility of noise reduction patio doors and the comfort of central air conditioning. The full upgrade package features Maple cabinets, Granite countertops, S/S appliances, Enclosed front-loading washer and dryer, Laminate flooring, and Ceramic tile in the bathroom. Additional highlights include a titled parking stall (#238) conveniently located by the elevator on P1, ample visitor parking, and a secure storage space (#135) in the heated underground parkade P2. Residents can benefit from amenities like bicycle lock-up space, a meeting room, and a 24/7 fitness centre. The building is ideally situated just steps from the Brentwood C-Train Station and 12 minutes from Downtown. Nearby, you'll find Safeway, Co-op, banks, eateries, pubs, and a clinic. The University of Calgary, SAIT, Foothills/Children's Hospitals, and Market Mall are also close by. Don't miss out on this opportunity to elevate your lifestyle. Call today to make this dream home yours!