

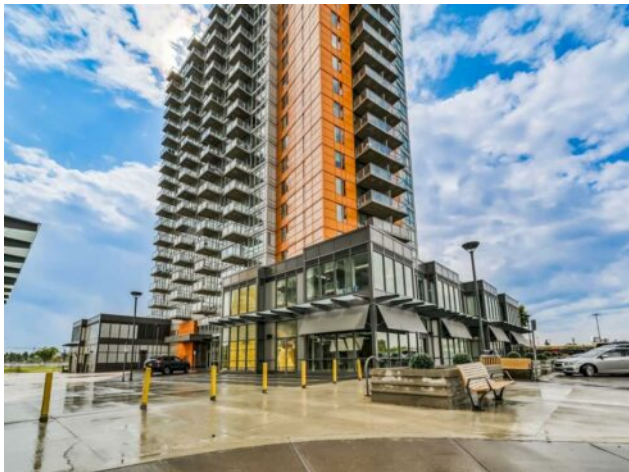


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

1104, 3830 Brentwood Road NW
Calgary, Alberta

MLS # A2234286



\$329,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Furniture is negotiable		

Welcome to the vibrant and highly sought-after University City complex! This 2 bedroom, 1 bathroom unit, located on the 11th floor, is a fantastic find for first time home buyers or savvy investors. This South facing unit boasts an open concept layout with soaring 9-foot ceilings, creating a bright and inviting space. You'll appreciate the convenience of in suite laundry and titled underground parking. With vacant possession available and the furniture negotiable with the sale, you can move in right away and start enjoying your new home without delay. The building's location is truly unbeatable- you're just steps away from the University of Calgary, Brentwood C-Train station and numerous local parks. This means incredibly easy commutes and quick access to everything the city has to offer. Whether you're looking to buy your first home or expand your investment portfolio, this property offers incredible potential. Don't miss out on the chance to secure your slice of University living. Act quickly to move in prior to the fall semester!