



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

780-831-7725
jackadmin@gpremax.com

1602, 3820 Brentwood Road NW
Calgary, Alberta

MLS # A2261786



\$299,900

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 419
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Track Lighting		
Inclusions:	None		

Welcome to University City, where contemporary sophistication meets effortless urban living. This exceptional east-facing residence captures sweeping panoramic views of downtown Calgary through its impressive floor-to-ceiling windows, creating a bright and inspiring space bathed in natural light. Thoughtfully designed, the open-concept layout showcases a modern eat-in kitchen adorned with granite countertops, stainless steel appliances—including a newly replaced microwave hood fan—and abundant cabinetry that transitions seamlessly into living area, perfect for entertaining or unwinding against a backdrop of city lights. The spacious primary bedroom offers a serene retreat, complemented by a conveniently appointed 4-piece bathroom, central air conditioning, and in-suite laundry featuring a newer washer and dryer (replaced just last year). Enjoy the convenience of titled underground parking, an assigned storage locker, and exclusive access to a fully equipped fitness centre and secure bike storage. Perfectly positioned steps from Brentwood C-Train Station, the University of Calgary, Foothills and Children’s Hospitals, and an array of shops, restaurants, and major commuter routes, this residence embodies the best of contemporary city living. Short-term rental friendly and move-in ready, this immaculate condo presents a rare opportunity for both discerning homeowners and savvy investors alike. Quick possession available—your urban lifestyle awaits!