

# \$219,900 - 709, 3830 Brentwood Road Nw, Calgary

MLS® #A2203691

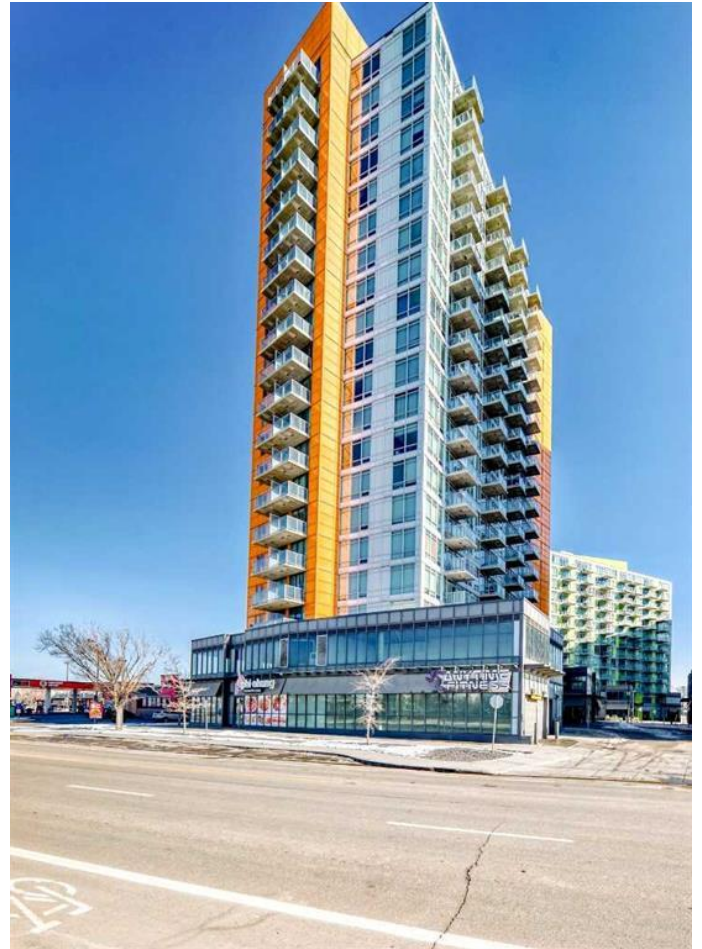
## \$219,900

1 Bedroom, 1.00 Bathroom, 310 sqft  
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

This bright and modern studio is the ideal choice for students, professionals, or savvy investors. With clear, unobstructed views, this unit offers both comfort and convenience. The well-designed space features a functional white kitchen, a dedicated computer station, a spacious living area, a Murphy bed, and an ensuite laundry. The sleeping area is cleverly separated by stylish sliding glass walls, creating a private, bedroom-like atmosphere. Additional perks include a large storage cage locker (#381) and visitor parking for your guests. Underground heated parking stalls are available for rent (please inquire with the condominium board for availability and pricing). Best of all, all furniture in the unit is included in the sale, making this a truly turn-key property. This studio is ideally situated within walking distance to the University, Brentwood LRT Station, Brentwood Mall, Co-op Shopping Plaza, a variety of restaurants, fitness centers, and more—ensuring all your essentials are within easy reach. The unit was previously rented for \$1,700 per month in 2023-2024, making it an excellent choice for investment. Whether you're looking for a personal residence or a rental property, owning this studio is a smart, strategic decision. Don't miss out on this incredible opportunity—book your showing today!

Built in 2014



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203691          |
| Price          | \$219,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 310               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 709, 3830 Brentwood Road Nw |
| Subdivision | Brentwood                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2L 2J9                     |

## Amenities

|           |   |
|-----------|---|
| Amenities | Elevator(s), Fitness Center, Recreation Room, Snow Removal, Visitor Parking |
| Parking   | None  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows                       |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven |
| Heating           | Forced Air  |
| Cooling           | Sep. HVAC Units   |
| # of Stories      | 19  |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Concrete, Stucco |

## Additional Information

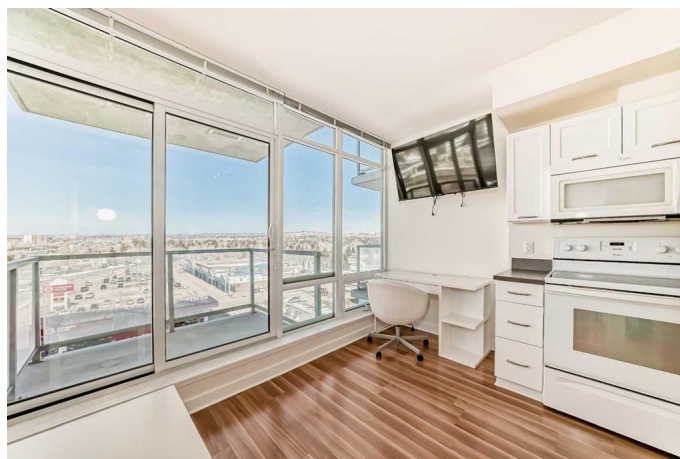
Date Listed April 3rd, 2025

Days on Market 8

Zoning DC

## Listing Details

Listing Office Homecare Realty Ltd.



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