

# \$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, Window Coverings, Electric Oven, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Sep. HVAC Units
# of Stories	19

## Exterior

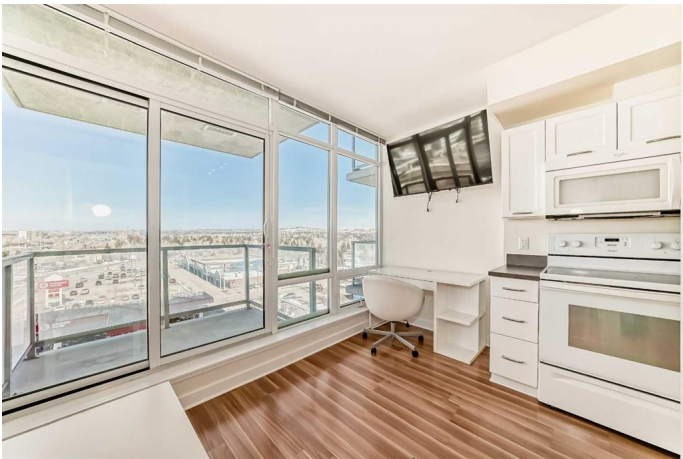
Exterior Features	Balcony
Construction	Concrete, Stucco

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	17
Zoning	DC

**Listing Details**

Listing Office	Homecare Realty Ltd.
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