

# \$398,800 - 1608, 3830 Brentwood Road Nw, Calgary

MLS® #A2240725

**\$398,800**

2 Bedroom, 2.00 Bathroom, 656 sqft

Residential on 0.00 Acres

Brentwood, Calgary, Alberta

A great investment property or a perfect place to call home with this air conditioned 2-bed, 2-bath condo in University City, Brentwood. Within walking distance from Brentwood LRT station, two major grocery stores, shopping and restaurants, plus 5 minutes from the University of Calgary, Foothills Hospital, Children's Hospital, SAIT, University of Calgary Research Park, McMahon Stadium, and so much more! Featuring two primary bedrooms separated by the living space, each with a walk-in closet and bathroom. The central kitchen has Shaker cabinets with undercabinet lighting, granite counters, tile backsplash, updated lighting, stainless steel appliances, and a central island with butcher block counters that has an eating bar with 2 chairs included. Laminate wood floors extend into the sizeable living space filled with natural light from the floor-to-ceiling wall of windows, offering AMAZING and UNOBSTRUCTED VIEWS of Nose Hill Park and the mountains. The sliding glass door off the living space accesses the sizeable balcony, where you can enjoy 180° views. This condo has endless storage solutions, including a hidden full size laundry closet with updated Bosch appliances, a built-in storage unit in the kitchen, and wardrobes in each bedroom. This unit is super clean, and has been meticulously maintained. The condo also comes with a storage locker and a titled parking stall in the underground parkade for convenient condo living. The building itself contains a Vietnamese



restaurant and Anytime Fitness, and the nearby buildings feature Chatime, a nail salon, a sushi restaurant and more, so you have food and fitness on demand! Whether you're buying for a family member going to school at UofC or working nearby, this is the perfect location near universities/schools, hospitals, Nose Hill Park, and many amenities within walking distance. Come check out this listing before it's too late!

Built in 2014

### Essential Information

MLS® #	A2240725
Price	\$398,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	656
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1608, 3830 Brentwood Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2J9

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

# of Garages 1

### Interior

Interior Features Closet Organizers

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Fan Coil

Cooling Central Air

# of Stories 20

### Exterior

Exterior Features Balcony

Roof Membrane

Construction Concrete

### Additional Information

Date Listed July 18th, 2025

Days on Market 5

Zoning DC

### Listing Details

Listing Office The Home Hunters Real Estate Group Ltd.

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