

# \$369,000 - 1308, 3820 Brentwood Road Nw, Calgary

MLS® #A2239902

**\$369,000**

2 Bedroom, 2.00 Bathroom, 684 sqft

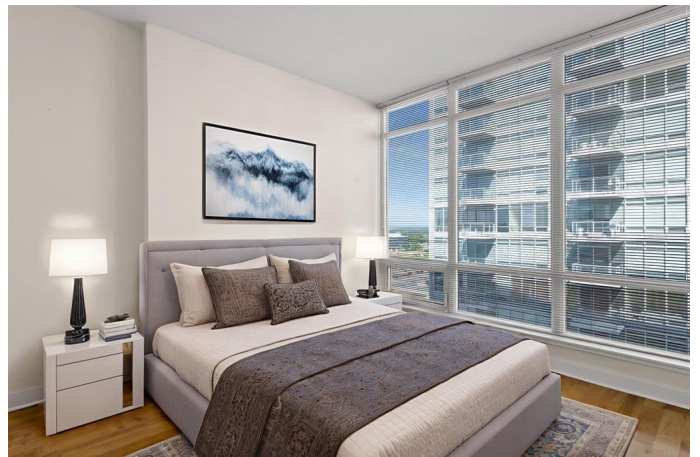
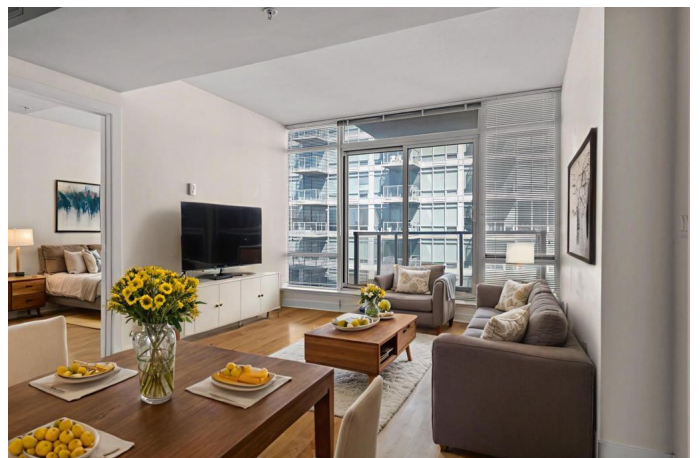
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

Turn-Key Investment in a High-Demand Location! This well-appointed 2-bedroom, 2-bathroom condo offers one of the most functional and sought-after layouts in the complex, making it an ideal opportunity for investors. With two spacious bedrooms located on opposite sides of the unit, each with large windows, the layout is perfectly suited for roommates or student tenants. The primary bedroom offers a walk-through closet into the 4 piece ensuite and the second bedroom enjoys direct access to the main 4-piece bathroom through a cheater door, effectively creating two private bedroom suites—an increasingly popular setup in the rental market.

The open-concept living area is both stylish and efficient, featuring rich dark cabinetry and in-unit laundry for everyday convenience. Natural light fills the space, thanks to large windows offering beautiful views and northwest exposure. The private balcony is a perfect place to enjoy the afternoon sun and evening sunsets, adding an extra layer of appeal for potential tenants.

This unit is located in a well-maintained concrete high-rise, which offers a fitness facility, secure titled underground parking, and a separate main-floor storage unit. The building's solid construction and professional management contribute to a low-maintenance ownership experience. Situated just minutes from the University of Calgary, Brentwood LRT Station, key transit lines, and the shops and restaurants of



Brentwood Village, this location consistently attracts renters. Whether you're looking to add a reliable income property to your portfolio, secure a home for a university student, move in yourself or invest in a thriving rental market, this move-in ready condo presents strong long-term value.

Built in 2014

### **Essential Information**

MLS® #	A2239902
Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	684
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1308, 3820 Brentwood Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L2L5

### **Amenities**

Amenities	Elevator(s), Fitness Center, Storage
Parking Spaces	1
Parking	Parkade, Titled

### **Interior**

Interior Features	Open Floorplan
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Fan Coil
Cooling	Central Air
# of Stories	19

## Exterior

Exterior Features	Balcony, Lighting
Construction	Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	56
Zoning	DC

## Listing Details

Listing Office	Sotheby's International Realty Canada
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