

# \$399,000 - 1711, 3820 Brentwood Road Nw, Calgary

MLS® #A2234773

**\$399,000**

2 Bedroom, 2.00 Bathroom, 630 sqft

Residential on 0.00 Acres

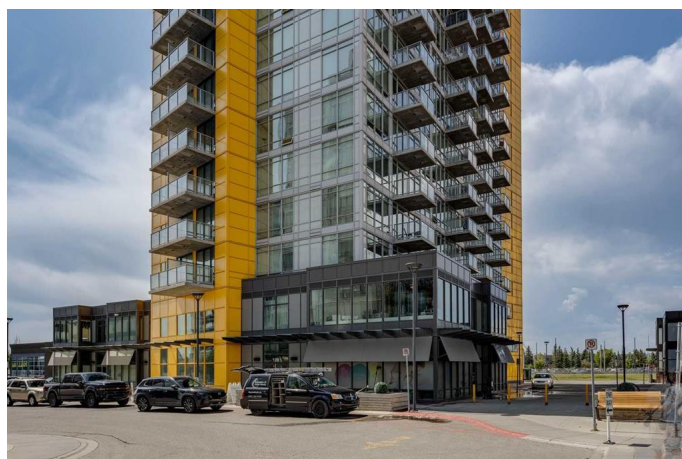
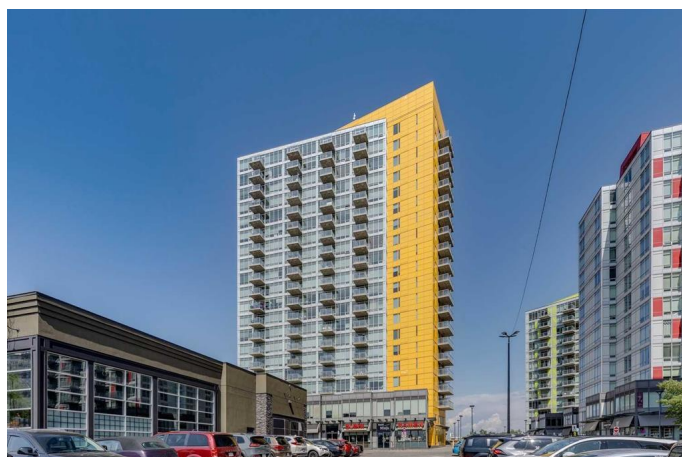
Brentwood, Calgary, Alberta

Welcome to Unit 1711 in the sought-after yellow building of University City â€” offering one of the best layouts in the complex! This well-designed 2 bedroom, 2 full bathroom condo features a spacious primary bedroom with a 4-piece ensuite, plus a second bedroom (or ideal home office) and another full 4-piece bath. The layout would even allow you to have TWO primary bedrooms with ensuites, thanks to a convenient cheater door from the second bedroom to the 4 piece bath. Both bedrooms include built-in wardrobes and showcase stunning views from the large windows.

The open-concept living area is complete with dark cabinetry, added built-ins for extra storage, and in-unit laundry for your convenience. Step outside onto your balcony with both west and north exposures, the perfect place to enjoy afternoon sun and beautiful sunsets.

Enjoy all the perks of this concrete high-rise, including a full fitness facility, titled underground parking, and large main-floor storage unit. All of this, just moments from the University of Calgary, Brentwood LRT Station, major transit lines, and the shopping, dining, and amenities of Brentwood Village.

Whether you're a student preparing for fall semester, a parent investing for your child, or looking for a great rental opportunity â€” this is



a move-in ready option in a high-demand location.

Don't miss your chance to book your showing today!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234773          |
| Price          | \$399,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 630               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1711, 3820 Brentwood Road Nw |
| Subdivision | Brentwood                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2L 2J9                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1   |
| Parking        | Parkade, Stall, Titled, Underground, Enclosed, Secured                              |
| # of Garages   | 1   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters |
|-------------------|--|

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Fan Coil, Forced Air   |
| Cooling      | Central Air  |
| # of Stories | 19   |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony                       |
| Construction      | Concrete, Metal Siding, Mixed |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 51             |
| Zoning         | DC             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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