

# **\$365,000 - 205, 3830 Brentwood Road Nw, Calgary**

MLS® #A2208786

## **\$365,000**

2 Bedroom, 2.00 Bathroom, 685 sqft

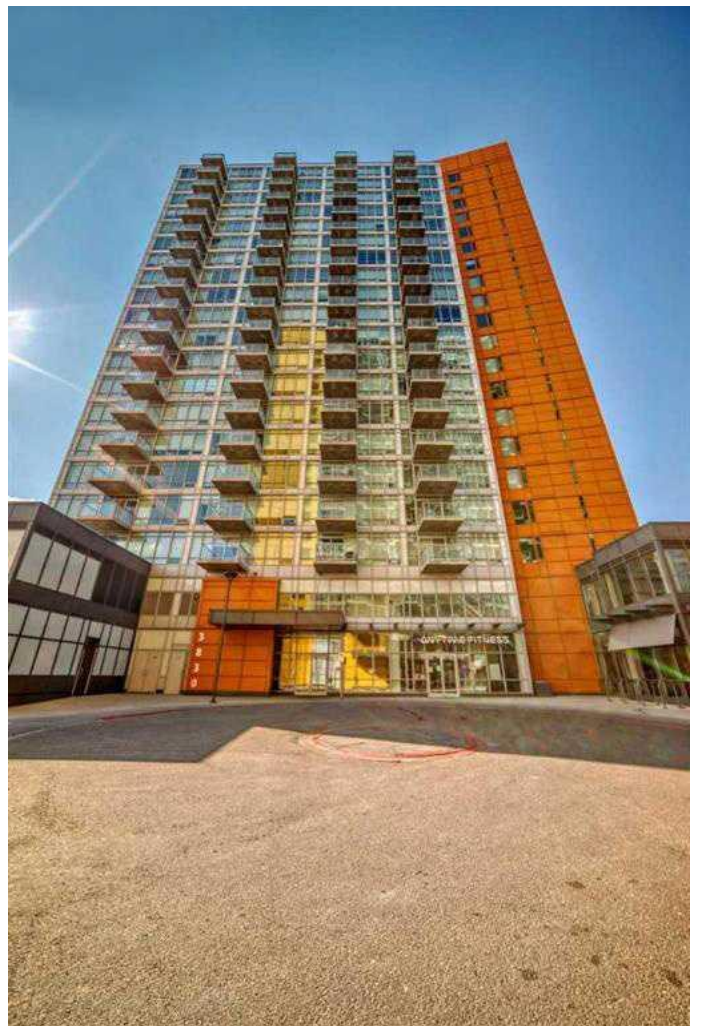
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

Discover an exceptional investment opportunity with this charming apartment, perfect for first-time buyers and investors seeking substantial returns. This property is poised to deliver an impressive annual gross rental yield of over \$30k, making it a lucrative addition to any portfolio. This sunny corner unit is located in the convenient University City only steps away from the University of Calgary! Situated perfectly to allow lots of natural SW sun light with large oversized windows throughout the unit. This open concept floor plan boasts 9 foot ceilings, modern kitchen with white cabinets, center dining area, spacious living room, Master bedroom with its own en-suite, and second bedroom with a cheater door to the main bathroom. Also comes with a titled HEATED UNDERGROUND parking, separate storage locker, in-suite central air conditioning, noise reduction patio door, front load stackable washer and dryer unit in the suite. This well maintained building also has a gym and a meeting room on the main floor, and also has part time security. The location is 10/10 as it is steps away from shopping, C-Train station, restaurants, U of C, Market Mall, Bike paths, and many schools. Its only 10 minutes from downtown. Shows very well and is kept in excellent condition. Do not miss out!!!

Built in 2011

## **Essential Information**



MLS® #	A2208786
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	685
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	205, 3830 Brentwood Road Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2l 2j9

### Amenities

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	19

### Exterior

Exterior Features	Balcony, Storage
Construction	Concrete, Metal Siding

### Additional Information

Date Listed	April 4th, 2025
Days on Market	12
Zoning	DC

**Listing Details**

Listing Office	Everest Realty and Property Ma
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