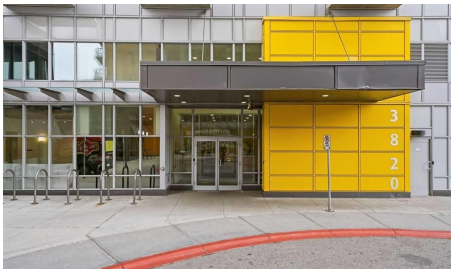
801 3820 Brentwood Road NW

Calgary | Active | MLS® A2356741

$285,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2014**	**608.09 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

FULLY FURNISHED. $50,000 BELOW CITY ASSESSMENT. BEST PRICED IN THE ENTIRE COMPLEX. And this one comes with the view. At $285,000, this EIGHTH-FLOOR CORNER UNIT at University City pairs DOWNTOWN VIEWS with ONE OF THE COMPLEX'S LARGEST LAYOUTS, TITLED PARKING and an ASSIGNED STORAGE LOCKER. Your investment already has a running start: $1,900/MONTH IN RENT from EXCELLENT TENANTS WITH A PERFECT PAYMENT HISTORY, with the furnishings included in the purchase. Inside, WHITE CABINETRY AND CLEAN, MODERN FINISHES complement an open outlook toward the city skyline. Step outside and the appeal to tenants is easy to understand: the UNIVERSITY OF CALGARY nearby, groceries and dinner at BRENTWOOD VILLAGE, and BRENTWOOD LRT for the commute downtown. Students, university staff and commuters all have a reason to put this location on their list, giving owners access to a broad tenant pool year after year. MCMAHON STADIUM, CROWCHILD TRAIL and routes west to the mountains round out the location. Secure the price, take over the established tenancy and hold for rental income and potential long-term appreciation. The numbers get your attention. The unit and location give you reasons to stay invested.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356741
Bedrooms	2
Bathrooms	1
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	608.09 sq. ft.
Condo Fee:	$533.31

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	8
Stories Total:	19
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1410091
Heating:	Forced Air, Natural Gas
Foundation:	Poured Concrete
Builder:	ITC Construction Group
New Constr.:	No
Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Roof:	Flat Torch Membrane
Ensuite:	No

Flooring:	Laminate
Cooling:	Central Air, Full
Fireplaces:	0
Garage:	No
Parking:	Owned, Secured, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	University City
Community:	Brentwood
Amenities:	Elevator(s), Fitness Center, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	See attached Addendum for list of Furnishings offered as part of the sale.
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom · 11'5" × 9'9" ·
Main Floor	Foyer · 9'1" × 7'1" ·
Main Floor	Kitchen · 13'11" × 9'10" ·
Main Floor	Living Room · 11' × 10'1" ·
Main Floor	Bedroom - Primary · 13'2" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Elevator, Granite Counters, No Animal Home, Open Floorplan, Vinyl Windows

Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/801-3820-brentwood-road-nw-calgary-a2356741/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 08:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.