



Mark D. Evernden
 ENGEL & VOLKERS CALGARY
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 140 - 215, 9 AVENUE SW

#306 11710 87 AV

C4162275 Active

LP: \$779,000



Class:	Apartment	Area:	DOM: 9 Edmonton
Type:	Lowrise Apartment	Zone:	
Style:	Single Level Unit	Community:	Windsor Park_EDMO
Year Built:	2016	Postal Code:	T6G 0Y3
LINC:	0037155083	Condo Type:	Conventional
Legal Plan:	1621732	Possession:	NEG
Blk:		Lot:	
Land Use Code		Taxes:	\$7603/2017
Title to Land:	Fee Simple	Local Imp Amt:	
Conform Rpt:		HOA:	401/Monthly
Restrictions:	None Known	Condo Fee:	

The Bentley is a recently completed luxury condominium in prestigious Windsor Park, adjacent to the University of Alberta. The bright 2 bedroom, 3 bathroom luxury condominiums features concrete and steel construction, heated underground parking, a brick and stone exterior, double master en-suites, large triple pane windows, modern kitchen cabinetry, quartz countertops, hardwood floors, stainless steel appliances, in-suite laundry and a linear fireplace. This unit also features a flex room, which can be used as an office room, or a third bedroom. In addition, a steam shower, luxury finishes, and one heated underground parking stall comes standard with every unit. To enhance your lifestyle, the Bentley is only steps away from the Jubilee auditorium, River Valley Trails, numerous restaurants and boutiques, golf courses, the University of Alberta hospital, and the LRT. Final units are now selling, dont miss out!

Mstr Bed	9'10" x 15'5"	M	Living Rm	11'11" x 10'3"	M	Bedrooms:	Above: 2 /Ttl:2	Baths:	Full: 2 Half: 1
Kitchen	8'8" x 11'7"	M	Den	9'10" x 13'10"	M		2Pc	3Pc	4Pc
Dining Rm	14'1" x 11'5"	M	Bedroom	11'1" x 12'6"	M	Bathrooms:	1	0	0
						Ensuite:	0	1	0
								5Pc	6Pc
								0	0
						Level	SqMtr	SqFt	
						Main:	138.0	1485.00	
						Upper:	138.0	1485.00	
						AbGd:	138.0	1485.00	
						Lowr:	138.0	1485.00	
						Total A.G.:	138.0	1485.00	

Basement:		Heating:	Hot Water	Fuel:	Natural Gas
Suite:		Fin FP/Rgh-In:		FP Fuel:	
Construction:	Steel Frame	Lot Shape:			
Foundation:	Concrete	Lot Sq M:			
Exterior:	Brick, Stone	Frntg x Depth:			
Roof Type:	Roll Roofing	Flooring:	Ceramic Tile, Hardwood		
Front Exp:	South				
Parking:	Total: 1 Parkade, Underground	Garage Dim:			
Features:	Balcony, Handicap Access, No Smoking Home				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power (Furnace), Intercom, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer				
Goods Excluded:					
HOA Fee Incl:					

Condo Name:	Bentley The	Parking Type:	Titled	Floor #:	3
Management:	Braden Equity - 780-429-5956	Stall:	76	End Unit:	
Total Units:	38	Storage Type:	Assigned	Balcony:	True
Post Tension:	N	Locker #:		Registered Size	122.90SqM/1322.9SqFt
Condo Fee Incl:	Exterior Maintenance, Heat, Landscape and Snow Removal, Utilities for Common Area, Water/Sewer			Size Includes:	Interior Above Grade
Amenities:	Handicap Access, Secured Parking, Storage			InSuite Laundry:	Y
Restrictions:	None Known				

Listed By: ENGEL & VOLKERS CALGARY List Date: February 10, 2018



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New Listing

February 10, 2018

Status

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