

1007, 10 Brentwood Common NW
Calgary, Alberta

MLS # A2311700



\$368,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	663 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

A well maintained two bedroom two bathroom end unit in University City. Located in the highly desirable community of Brentwood, everything you need is within walking distance — multiple grocery stores, restaurants, pubs, shopping, daycare, schools, and the Brentwood C-Train/Bus station. The University of Calgary, SAIT, and the downtown core are all easily accessible, making this an excellent opportunity for students, professionals, and investors. The well-designed layout features two spacious bedrooms and two 4 piece bathrooms, thoughtfully separated to allow for added privacy and personal space. In-suite laundry, a functional kitchen with upgraded cabinetry, and large floor-to-ceiling windows throughout the unit complete the perfect space. A great opportunity to own a condo in one of NW Calgary's most convenient locations, offering mountain views, an abundance of natural light, and a practical layout well suited for a variety of lifestyles.