

**103, 20 Brentwood Common NW**  
**Calgary, Alberta**

**MLS # A2197641**



**\$520,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 502
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautiful End Unit townhouse, located in one of the best locations in the city! Only steps to C-train, shopping, Park and Great Schools. Only minutes to the University of Calgary, Foothills and Children's Hospital and Market mall. Large and bright windows. 2 balconies, and facing SE. Large Primary bedroom with full ensuite. Large second bedroom with workspace. Granite countertops throughout, and Stainless appliances. Condo fees includes A/C, heat and water. Title parking in secure and heated underground parking, plus storage locker. You will love living here!