

504, 30 Brentwood Common NW
Calgary, Alberta

MLS # A2209371



\$255,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Brentwood | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 445 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 368 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Mixed | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan | | |

Inclusions: NONE

Welcome to University City. INVESTOR AND FIRST-TIME BUYER ALERT. This one-bedroom has everything: CENTRAL AIR CONDITIONING, HEAT INCLUDED IN THE MAINTENANCE FEE, SS appliances, a Microwave hood fan, a Dishwasher, a Washer and Dryer in the unit, and quartz countertops. The unit has floor-to-ceiling windows with plenty of natural light, and a good-sized balcony for relaxing and BBQs. The bathroom has quartz countertops and a soaker tub. The primary Bdrm is spacious with floor-to-ceiling windows. This is perfect for students and professionals, as the building is situated in the vibrant Brentwood area. You'll have easy access to boutique shops, restaurants, amenities, and the LRT station right at your doorstep. The location is within proximity to the University of Calgary, hospitals, the mountains, and downtown. It offers a range of amenities, including a 24-hour fitness room, a meeting room, bike storage, and visitor parking. The unit comes with a storage locker in the underground parking. The tenant is currently paying \$1,750, but they are vacating May 31, 2025, because the unit is for sale. MANAGEMENT SAID THAT THERE WERE SOME PARKING STALLS FOR RENT AS OF APRIL 16, 2025. This won't last long.