

104, 20 Brentwood Common NW
Calgary, Alberta

MLS # A2169425

\$315,000



Division:	Brentwood		
Type:	Residential/Five Plus		
Style:	Stacked Townhouse		
Size:	489 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Other, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	None	Utilities:	-
Features:	Kitchen Island		

Inclusions: none

This unique, ONE BEDROOM property is located in the small enclave of 20 townhomes in UNIVERSITY CITY (Brentwood on the Park). This home is well suited to students or investors, and is within walking distance to U of C, the LRT, and abundant retail, dining, and services. These townhomes are adjacent to Blakiston Park and a short drive to 3 major health care centres. One of only three, one bedroom units in the complex, the suite has its own entrance and patio at ground level. The layout provides an efficient use of space with an appealing, contemporary, neutral décor. Features include vinyl plank flooring, high gloss white cabinetry, kitchen island, stone countertops, flat finish ceilings, STAINLESS APPLIANCES, ensuite laundry, and air conditioning. A separately titled UNDERGROUND PARKING stall and assigned storage locker are located in a HEATED PARKADE with security cameras, accessible via an elevator steps away. Visitor parking is also available. With condo fees of \$273 per month and professional ONSITE MANAGEMENT by Equium, this affordable home is ready for a November move-in.