

1305, 10 Brentwood Common NW  
Calgary, Alberta

MLS # A2196503



**\$315,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	485 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 474
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities		

**Inclusions:** N/A

**\*\*Welcome to this stunning top-floor 2-bedroom unit located on the desirable south side of the building\*\* With large windows and sliding glass doors leading to your own private balcony, you'll enjoy plenty of natural light and gorgeous views! This condo features elegant laminate floors throughout and a modern kitchen with white cabinets, white appliances, and track lighting, creating a bright and airy atmosphere. The kitchen is fully equipped with a fridge, electric stove, dishwasher, and an over-the-range microwave. For added convenience, there is an in-suite washer and dryer, so laundry is never a hassle\*\* Both heating and cooling (A/C) are included in the condo fees, ensuring year-round comfort\*\* This unit is ideally located close to shopping, restaurants, and transit options, including the NEW Suntea cafe;! The LRT station is just a 5-minute walk away, offering easy access to the University of Calgary, SAIT, ACAD, and downtown Calgary. You're also within walking distance or a short bike ride from the University of Calgary, making it perfect for students and professionals alike\*\* Additional Amenities include Secure underground bike storage, secure owner and visitor parking and access to a fitness room and meeting room within the building\*\* This unit offers an exceptional combination of comfort, style, and convenience. Don't miss out on this great opportunity to live in a vibrant and connected community!\***