

704, 10 Brentwood Common NW  
Calgary, Alberta

MLS # A2205904



\$305,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	532 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Electric Gate, Garage Door Opener, Gated, Heated Garage, Parkade, Titled,		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Fan Coil, Natural Gas

Floors: Laminate

Roof: -

Basement: -

Exterior: Concrete, Metal Siding

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 493

LLD: -

Zoning: DC

Utilities: -

Inclusions: Motorized window coverings

Immaculately clean 7th-floor, 2-bedroom condo offering clear south and west views, ideal for student living or investment. This unit is meticulously maintained by the current owner. Features include upgraded automatic electric window shades in the living room and primary bedroom, dishwasher and in-suite laundry. Wood laminate and tile flooring throughout offers easy maintenance. The building provides comprehensive amenities, including a fitness center, study/meeting rooms, and 24/7 security. This condo includes one titled underground parking stall near the elevator and a separate storage locker. The location provides immediate access to the University of Calgary, Brentwood LRT, and a variety of shopping and dining options. This property presents a solid investment opportunity and a secure and comfortable living space for students. Schedule a viewing to appreciate the quality and location.