

1305, 10 Brentwood Common NW
Calgary, Alberta

MLS # A2162147



\$315,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	485 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities		

Inclusions: Bed frame, desk, standup lamp

****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!***