

**708, 10 Brentwood Common NW
Calgary, Alberta**

MLS # A2174216



\$324,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	507 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 470
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Join us for an Open House on Sunday, November 3rd, from 3-5 PM! Don't miss this opportunity to explore this wonderful property—see you there! Step into this bright 7th-floor condo, where spectacular views meet soaring 9-foot ceilings! This 2-bedroom unit boasts floor-to-ceiling windows that flood the space with natural light, making the bedrooms feel airy and inviting. With no carpet throughout, enjoy easy maintenance and a modern feel, thanks to the sleek laminate and tile flooring. The condo also includes a valuable heated, titled underground parking stall and a separate storage locker for added convenience. Just a short walk to the University, LRT, shopping, and dining, this location is hard to beat. The building offers ample visitor parking, a free gym, study/meeting rooms, bike storage, and 24/7 security. Whether for personal use or as an excellent long-term investment, this unit is vacant and ready for immediate possession. Don't wait—seize this opportunity today!