

504, 30 Brentwood Common NW
Calgary, Alberta

MLS # A2209371



\$255,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	450 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: NONE

Welcome to University City. INVESTOR AND FIRST-TIME BUYER ALERT. This one-bedroom has everything: CENTRAL AIR CONDITIONING, HEAT INCLUDED IN THE MAINTENANCE FEE, SS appliances, a Microwave hood fan, a Dishwasher, a Washer and Dryer in the unit, and quartz countertops. The unit has floor-to-ceiling windows with plenty of natural light, and a good-sized balcony for relaxing and BBQs. The bathroom has quartz countertops and a soaker tub. The primary Bdrm is spacious with floor-to-ceiling windows. This is perfect for students and professionals, as the building is situated in the vibrant Brentwood area. You'll have easy access to boutique shops, restaurants, amenities, and the LRT station right at your doorstep. The location is within proximity to the University of Calgary, hospitals, the mountains, and downtown. It offers a range of amenities, including a 24-hour fitness room, a meeting room, bike storage, and visitor parking. The unit comes with a storage locker in the underground parking. The tenant is currently paying \$1,750, but they are vacating May 31, 2025, due to the unit being for sale. MANAGEMENT SAID THAT THERE WERE SOME PARKING STALLS FOR RENT AS OF APRIL 16, 2025. .Call your favourite realtor to view it; this won't last long.