

\$315,000 - 1305, 10 Brentwood Common Nw, Calgary

MLS® #A2196503

\$315,000

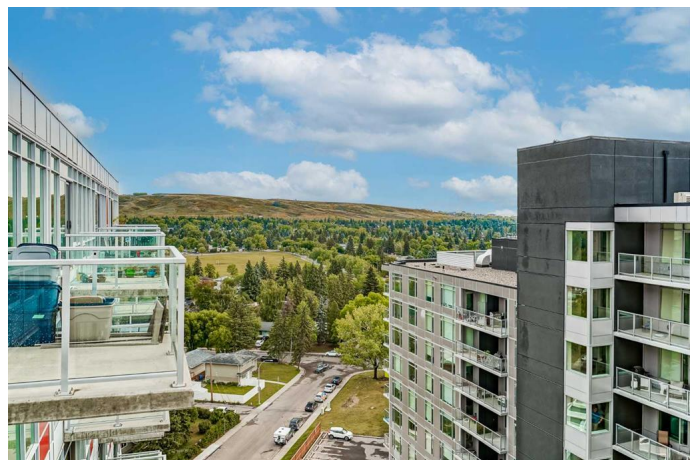
2 Bedroom, 1.00 Bathroom, 485 sqft

Residential on 0.00 Acres

Brentwood, Calgary, Alberta

****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 a private balcony with 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** This unit is ideally located close to shopping, restaurants, and transit options, including the NEW Suntea café! 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 INVESTMENT opportunity in a vibrant and connected community!**

Built in 2016



Essential Information

MLS® #	A2196503
Price	\$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	485
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	1305, 10 Brentwood Common Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2L6

Amenities

Amenities	Bicycle Storage, Elevator(s), Storage, Trash, Visitor Parking, Fitness Center
Parking Spaces	1
Parking	Heated Garage, Titled, Underground
# of Garages	1

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	13

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding

Additional Information

Date Listed	February 27th, 2025
Days on Market	54
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.