



GRASSROOTS
REALTY GROUP

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**511, 10 Brentwood Common NW
Calgary, Alberta**

MLS # A2241098

\$315,000



Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	509 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Gated, Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Recreation Facilities, Storage		

Inclusions: Window coverings

Welcome to University City! Discover this beautiful 2 bedroom unit in the highly sought-after University City Complex, offering an unbeatable location and an array of fantastic amenities. This unit is located in a prime location that puts you right in the heart of the action. You'll be incredibly close to the University of Calgary, and a short C-Train ride to SAIT, with the Brentwood C-Train station being just steps away. There are also tons of great stores and restaurants right outside, there is something for everyone. Residents have access to a fitness facility, secured bike storage, and in-suite laundry. Stay comfortable year-round with central air conditioning. Parking is conveniently located underground in the heated parkade, as well as ample visitor parking stalls for your guests. Inside, you will appreciate the laminate flooring throughout, making cleanup a breeze. The kitchen features bright cabinets, easy to manage countertops, and matching appliances, including a washer and dryer. The spacious living room offers floor to ceiling windows that flood the space with natural light. The north-west facing master bedroom also features large windows, creating a bright and inviting retreat. A spacious second bedroom completes the unit. Plus, there's extra storage space conveniently located in the parkade. This unit presents exceptional value and is in move-in-ready condition with immediate possession available. It's an ideal choice with lots of options for first-time home buyers, students, and investors looking for a great opportunity in the Calgary market.