



**GRASSROOTS**  
REALTY GROUP

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**1312, 10 Brentwood Common NW  
Calgary, Alberta**

**MLS # A2241461**



**\$399,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 744
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Track Lighting		

**Inclusions:** None

Welcome to the crown jewel of University City &mdash; a stunning PENTHOUSE CORNER UNIT that effortlessly blends style, comfort, and convenience. As one of the largest and most desirable layouts in the complex, this bright and spacious 2-bedroom, 2-bathroom suite boasts panoramic mountain and city views from wrap-around floor-to-ceiling windows. The open-concept design showcases a sleek modern kitchen complete with granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the sun-soaked living and dining areas &mdash; perfect for entertaining or unwinding while watching the sunset. The split-bedroom layout ensures privacy, with a generous primary suite featuring a 4-piece ensuite, and a second bedroom ideal as a guest room, office, or flex space. Additional highlights include in-suite laundry, Central Air Conditioning, custom blinds, upgraded laminate flooring throughout, a large west-facing balcony, titled underground parking, and an assigned storage unit. Residents enjoy access to a fitness centre, extensive bike storage, and unbeatable proximity to Brentwood C-Train Station, the University of Calgary, Foothills and Children's Hospitals, restaurants, shops, and all major commuter routes. This pristine top-floor retreat is a rare offering&mdash;ideal for homeowners and investors alike. Quick possession available&mdash;book your showing today!