



GRASSROOTS
REALTY GROUP

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**1308, 30 Brentwood Common NW
Calgary, Alberta**

MLS # A2249496



\$389,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	643 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 572
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: no

Open house 12:30-2:30pm. Saturday Aug 23, 2025, Welcome to the best unit in the impeccably located University City complex. This upgraded top-floor, end-unit in the green building offers rare peace and quiet—no noise from upstairs neighbors and no adjacent units—plus breathtaking, unobstructed 270-degree mountain views to the west and north. The lack of noise and optimized views enhance quality of life for you or your tenants, and support higher rental rates if you wish to rent. At 700 square feet, it's one of the biggest in the 5-building complex, featuring 2 spacious bedrooms, 2 four-piece ensuite bathrooms, in-suite laundry with a stacked washer and dryer, and an open-concept layout with stainless steel appliances. The kitchen boasts rich cabinetry, granite counters, and laminate flooring, while large windows fill the space with abundant natural light. The unit comes with titled, heated underground parking and an assigned storage locker, while the building offers a fitness room, air conditioning, a boardroom, and bike storage. Situated next to Blaskiston Park, with shopping, groceries, and Brentwood CTrain downstairs, it's close to the University of Calgary, schools, and daycare. A perfect home for families, with the flexibility to seamlessly convert into a rental property for early retirement. Also ideal for investors—let tenants pay your mortgage and fund your early retirement. Market rent is \$2,350/month, with room for annual increases. City-assessed at \$414,000. Call today to secure this exceptional property.