



**804, 30 Brentwood Common NW
Calgary, Alberta**

MLS # A2294273



\$255,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	455 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 418
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Spectacular Location! Welcome to University City, perfectly situated directly across from the University of Calgary, Brentwood LRT Station, and Brentwood Village Mall. This bright and quiet unit features floor-to-ceiling windows that flood the space with natural light, along with high ceilings and a private balcony complete with aluminum railing and clear tempered glass. Enjoy year-round comfort with an in-suite heating and cooling system. The unit is thoughtfully upgraded with laminate and tile flooring, modern kitchen cabinetry, quartz countertops, and stainless-steel appliances. Additional highlights include in-suite laundry, heated underground parking, and secure storage. The building offers exceptional convenience with a shopping complex right downstairs, including a gym, pharmacy, childcare services, and coffee shop. Unbeatable location, just steps to the LRT, two major grocery stores, and countless shops and restaurants. Minutes to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, SAIT, University Research Park, and McMahon Stadium. One of the best locations in the city. A must see!!