



**513, 30 Brentwood Common NW
Calgary, Alberta**

MLS # A2297509



\$339,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Brentwood | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 624 sq.ft. | Age: | 2015 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------------------------------|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 571 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Other | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Welcome to this bright and functional corner unit in the highly convenient community of Brentwood. Offering 623.5 sq.ft. of well-utilized space, this unit features two full bedrooms, both with exterior windows, providing natural light and true bedroom functionality. The thoughtfully designed layout includes two full bathrooms, with a private ensuite in the primary bedroom. The open-concept kitchen flows seamlessly into the living and dining area, creating a practical and efficient living space. Large floor-to-ceiling windows wrap around the living area, allowing natural light to pour in throughout the day. The northwest-facing exposure captures afternoon and evening sunlight, creating a warm and inviting atmosphere. The elevated corner position offers open views of the surrounding area, with a sense of space and privacy that enhances the overall living experience. This unit includes titled underground parking and air conditioning, providing added comfort during the summer months. Ideally located within walking distance to Brentwood CTrain Station, the University of Calgary, and a wide range of shopping, dining, and amenities, this property offers exceptional convenience for both daily living and commuting. The building also offers a fitness centre, storage, and visitor parking. This unit presents a solid opportunity for buyers looking for a functional layout, natural light, and excellent location.