



**506, 30 Brentwood Common NW
Calgary, Alberta**

MLS # A2302228



\$249,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	456 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage		

Inclusions: build-in wardrobe in bedroom

Welcome to one of the largest one-bedroom condos in the sought-after University City complex, where views of the park and city await you. This spacious unit features an open-concept design with floor-to-ceiling windows that bathe the space in natural light. The bedroom is bright and airy with large windows letting in ample sunlight. The modern kitchen boasts upgraded granite countertops (in bathroom as well), shaker cabinets and a fridge. The stacked laundry unit right off the entry adds for extra convenience while there is ample storage off the entryway, adjacent to the 4-piece bathroom that is thoughtfully located. Enjoy relaxing or entertaining on the covered balcony off the living area, perfect for morning coffee or place to unwind after the day. This condo includes a titled underground parking stall and an assigned storage space. The building offers a range of amenities, including a 24-hour fitness room, a meeting room, bike storage, and visitor parking. Situated in the vibrant Brentwood area, you'll have easy access to boutique shops, restaurants, amenities, and the LRT station right at your doorstep. The location is ideal for both students and professionals, with proximity to the University of Calgary, hospitals, the mountains, and downtown.