



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

MLS # A2147611



\$439,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	624 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Recreation Facilities, Vinyl Windows		

Inclusions: N/A

Vacant and easy to show! Price LOWERED! WELCOME TO THIS AMAZING OPPORTUNITY! This 2-bedroom, 2-bathroom corner unit in University City offers one of the largest layouts with unobstructed views of the mountains, park, and city. The unit features an open-concept floor plan with floor-to-ceiling windows, ensuring plenty of natural light throughout. Both bedrooms boast large windows for even more natural light and scenic views. Enjoy the privacy of two split bedrooms and the convenience of in-suite laundry. The unit includes a titled underground parking stall and an assigned storage space, both conveniently located close to the elevator for easy access. Building amenities include a meeting room, bike storage, visitor parking, and a 24-hour fitness room. Located within walking distance to the Brentwood C-Train, U of C, shopping, restaurants, and parks, and close to Foothills and Alberta Children's Hospital, this prime location offers easy access to Crowchild Trail NW and downtown. Perfect for students, professionals, or as an investment!