



**705, 10 Brentwood Common NW  
Calgary, Alberta**

**MLS # A2149211**



**\$309,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	505 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to University City! This bright 2-bedroom, 1-bath condo unit is nestled in the vibrant district of Brentwood Village. Large windows flood the unit with natural sunlight, illuminating the cozy white kitchen and adjoining living space. Whether you need guest space or a home office, the two bedrooms offer versatility. Enjoy the convenience of in-suite laundry and a private balcony with views of the unique community architecture. Residents have exclusive access to the building's fitness center, meeting room, and a titled underground parking space to keep their vehicles warm and secure. You'll be within walking distance of grocery stores, coffee shops, and restaurants, with schools and parks just a short drive away. With quick access to Crowchild and Shaganappi Trail, it's a short walk to the University of Calgary campus and the Brentwood C-Train station. Surrounded by green spaces and amenities, this lively NW neighbourhood is filled with community gems and is the perfect place to call home.