



**1210, 10 Brentwood Common NW  
Calgary, Alberta**

**MLS # A2150009**



**\$349,800**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	525 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 482
<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>	Open Floorplan, See Remarks		

**Inclusions:** All furniture (larger items) T.V (Decorations etc not included)

Experience urban living at its finest in this 12th-floor, 2-bedroom condo in the highly sought-after University City Complex. Boasting breathtaking westward views, this unit is ideally located near the University of Calgary, SAIT, and the Brentwood LRT station, making it perfect for students and professionals alike. Enjoy the convenience of nearby shopping and restaurants, all within walking distance. This condo offers an array of desirable features, including a fitness facility, in-suite laundry, central air conditioning, and underground parking/storage in a heated parkade. The laminate flooring throughout ensures easy maintenance, while the white kitchen with new countertops and backsplash add a sleek, modern touch, making it perfect for both everyday living and entertaining. The living room transitions easily onto the sunny west-facing patio to take in the stunning mountain views. Large windows flood the living space and primary bedroom with natural light, creating a warm and inviting atmosphere. This condo is in move-in ready condition with immediate possession available, presenting an exceptional value and investment opportunity for first-time homebuyers, students, and investors. Don't miss out on this fantastic opportunity to own a beautiful condo in a prime location. Conveniently located close to Market Mall, two hospitals, schools, parks, and an array of amenities, this property offers the perfect balance of urban convenience. Schedule a viewing today and experience the best of University City living!