



**703, 10 Brentwood Common NW
Calgary, Alberta**

MLS # A2153554

\$314,900



Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	499 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Discover the perfect blend of convenience and prime location with this delightful two-bedroom condo situated in the highly desirable University City! This residence offers a comfortable living space with a 4pc bathroom, in-suite laundry, and a charming balcony where you can enjoy the outdoors. An abundance of natural light highlights the warmth of laminate flooring throughout. Granite countertops, stainless steel appliances, built-in closet organizers and fresh paint, adding to the contemporary allure of this space, all at an exceptionally affordable price point. This unit is move-in ready! This condo features titled underground parking, ample visitor parking, storage locker and access to a free gym, study/meeting room, and secure bike storage. Safety and security are ensured with an elevator fob lockout system, surveillance, and security patrols. Nestled in the vibrant community of Brentwood, you're just a 10-minute walk to the University of Calgary and close to essential amenities such as Brentwood LRT (C-Train) station, Bus Hub, Brentwood Village Mall, Co-op, Safeway, London Drugs, a variety of dining options, vibrant bars, McMahon Stadium, banks, hospitals, and much more. Don't miss out on this exceptional opportunity!