

**905, 30 Brentwood Common NW**  
**Calgary, Alberta**

**MLS # A2291777**



**\$254,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	408 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Insulated, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

Welcome to this beautiful 9h-floor one-bedroom, one-bathroom unit featuring a bright and functional open concept layout. Large windows throughout the home allow plenty of natural light to fill the space, creating a warm and inviting atmosphere. The kitchen offers ample cabinet space, making it both practical and efficient for everyday living. The spacious bedroom includes a large closet and additional storage space for your convenience. The unit is equipped with in-suite new laundry, titled underground parking, and a dedicated storage area in the building's storage room. A generously sized balcony provides the perfect spot to relax and enjoy the afternoon sun. Ideally located, this property offers quick and easy access to downtown and is within walking distance to the C-Train, the University of Calgary, Crowchild Trail, grocery stores, restaurants, and many other amenities. The building also features a fitness gym, visitor parking, and a social room for residents to enjoy. This condo delivers a complete package for first-time buyers, downsizers, or investors. Book your private showing today!