

**706, 30 Brentwood Common NW**  
**Calgary, Alberta**

**MLS # A2305979**



**\$249,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	450 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 418
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** NA

Welcome to this stylish one-bedroom, one-bathroom condo located on the 7th floor in the sought-after community of Brentwood. Perfectly situated just minutes from the University, this bright and modern unit offers exceptional convenience and urban living at its finest. The open-concept layout features durable laminate flooring throughout and a contemporary kitchen complete with stainless steel appliances and ample cabinet space. The spacious living area flows seamlessly onto a private balcony, where you can enjoy beautiful city views. The well-appointed bedroom offers comfort and functionality, while the sleek four-piece bathroom complements the home's modern design. Additional highlights include assigned storage and secure underground parking for added convenience. Ideal for students, professionals, or investors, this prime location provides easy access to transit, shopping, dining, parks, and all amenities. Don't miss this opportunity to own a fantastic unit in one of Calgary's most desirable neighbourhoods.