

**1007, 10 Brentwood Common NW  
Calgary, Alberta**

**MLS # A2311700**



**\$368,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	663 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 627
<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>	No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** N/A

A well maintained two bedroom two bathroom end unit in University City. Located in the highly desirable community of Brentwood, everything you need is within walking distance &mdash; multiple grocery stores, restaurants, pubs, shopping, daycare, schools, and the Brentwood C-Train/Bus station. The University of Calgary, SAIT, and the downtown core are all easily accessible, making this an excellent opportunity for students, professionals, and investors. The well-designed layout features two spacious bedrooms and two 4 piece bathrooms, thoughtfully separated to allow for added privacy and personal space. In-suite laundry, a functional kitchen with upgraded cabinetry, and large floor-to-ceiling windows throughout the unit complete the perfect space. A great opportunity to own a condo in one of NW Calgary's most convenient locations, offering mountain views, an abundance of natural light, and a practical layout well suited for a variety of lifestyles.