

**1108, 10 Brentwood Common NW**  
**Calgary, Alberta**

**MLS # A2314919**



**\$320,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	531 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 517
<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>	Quartz Counters		

**Inclusions:** Window Blinds in all rooms

Prime location. Unbeatable convenience. This is Brentwood at its best. Steps from the C-Train, surrounded by shops, restaurants and cafes, and with the University of Calgary just 5 minutes away — plus Downtown in 15 and the mountains in an hour — few addresses in the city can compete. SAIT, Foothills Hospital and Alberta Children's Hospital are all close by. University City Condos puts you on the 11th floor with one of the building's top layouts. This well-kept 2-bedroom suite is flooded with natural light through floor-to-ceiling windows and opens onto a balcony with mountain views. Whether you're a first-time buyer, student, young professional or investor, the value here is clear. Titled underground heated parking, a storage locker, fitness facilities, onsite management and condo fees covering heat and water — everything is taken care of.