

**1205, 10 Brentwood Common NW**  
**Calgary, Alberta**

**MLS # A2315091**



**\$309,000**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	503 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 480
<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 Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** All Light Fixtures, All Window Coverings

Welcome to University City in the heart of BRENTWOOD, one of Calgary's most sought-after established communities. Perched on the 12th FLOOR with SOUTH & SOUTHEAST-FACING exposure, this stylish 2-BEDROOM condo offers one of the MOST FUNCTIONAL LAYOUTS in the building, maximizing both functionality and flow within the space. Proudly offered as an ORIGINAL OWNER unit, this home has NEVER BEEN ON MLS and has been OWNER OCCUPIED since day one, NEVER USED AS A RENTAL. Meticulously maintained and exceptionally well cared for, this condo shows true pride of ownership throughout. Thoughtfully designed with an OPEN-CONCEPT layout, this modern unit is bright, well-maintained and ideal for FIRST-TIME BUYERS, STUDENTS, YOUNG PROFESSIONALS or INVESTORS looking for unbeatable convenience and lifestyle. The living room and primary bedroom feature FLOOR-TO-CEILING WINDOWS that fill the space with natural light, while the spacious balcony offers PARTIAL CITY VIEWS and the perfect place to unwind after a long day. Plus, enjoy the comfort of CENTRAL A/C — a rare bonus during Calgary's warmer summer months. The kitchen is compact yet highly functional, offering smart design and excellent use of space for everyday living. Additional highlights include TITLED UNDERGROUND HEATED PARKING, an ASSIGNED STORAGE LOCKER, onsite FITNESS FACILITIES, professional ONSITE MANAGEMENT and CONDO FEES that include HEAT & WATER, helping simplify monthly living costs. Location truly sets this property apart. Situated steps from the BRENTWOOD C-TRAIN STATION, grocery stores, restaurants, pubs, coffee shops and everyday amenities, you can be at the UNIVERSITY OF CALGARY in just 5 minutes, DOWNTOWN CALGARY in

15 minutes, and the MOUNTAINS in about an hour. You are also within walking distance to MCMAHON STADIUM, home of the Calgary Stampeders and host venue for the 2026 GREY CUP. With close proximity to U of C, SAIT, FOOTHILLS HOSPITAL and ALBERTA CHILDREN'S HOSPITAL, this is an exceptional opportunity for both owners and investors alike. THIS UNIT WILL NOT LAST LONG. Contact your favourite REALTOR® today to book your private showing!