

811, 10 Brentwood Common NW
Calgary, Alberta

MLS # A2318290



\$297,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	504 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 498
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage		

Inclusions: See remarks

Welcome to University City, one of Calgary's most convenient and sought-after urban communities, ideally located in the heart of Brentwood. This bright and well-maintained 2-bedroom apartment offers an exceptional opportunity for first-time buyers, students, professionals, investors, or those seeking a low-maintenance lifestyle within walking distance to an abundance of amenities. Situated in a secure concrete building, this thoughtfully designed unit combines functionality and modern finishes with an unbeatable location. The open-concept floor plan is enhanced by 9-foot ceilings, laminate flooring, central air conditioning, and large windows that fill the home with natural light. The living room serves as the central gathering space and provides direct access through sliding patio doors to the private west-facing balcony, the perfect place to enjoy afternoon sunshine and evening sunsets. The kitchen is designed for both everyday living and entertaining, featuring granite countertops, a full-height wall of cabinetry, a pantry cabinet for additional storage, and a complete stainless steel appliance package including a smooth-top stove, over-the-range microwave, refrigerator, and dishwasher. The efficient layout maximizes storage while maintaining a clean, contemporary aesthetic. The primary bedroom offers comfortable accommodation and excellent functionality, while the second bedroom provides incredible flexibility. Complete with a closet, it can easily serve as a guest room, home office, study space, or den depending on your lifestyle needs. A well-appointed 4-piece bathroom showcases tile flooring, a granite vanity with storage, a tiled tub surround, and a painted ceiling for a polished finish. Additional value is found in the included titled underground parking stall, private storage locker, secure bike storage, and access to the building's fitness facility and meeting room,

providing convenience and amenities rarely found at this price point. The location is truly exceptional. Residents enjoy immediate access to Brentwood C-Train Station, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and numerous professional offices. Everyday conveniences are just steps away with Brentwood Village Shopping Centre offering grocery stores, restaurants, coffee shops, banking, retail shopping, and essential services. Nearby Nose Hill Park provides endless opportunities for walking, cycling, and outdoor recreation, while major roadways including Crowchild Trail and Shaganappi Trail make commuting throughout the city effortless. Whether you're looking for a comfortable place to call home, a property for your university student, or a fantastic investment opportunity in a highly desirable location, this move-in-ready condo delivers outstanding value in one of Calgary's most connected communities.