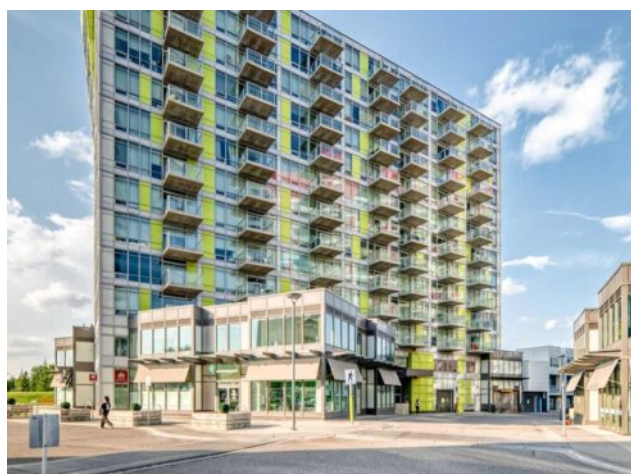


905, 30 Brentwood Common NW
Calgary, Alberta

MLS # A2331934



\$239,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	418 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Insulated, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 404
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator		

Inclusions: None

Welcome to University City at Brentwood apartment recently upgraded with new flooring and new washer and dryer, where everything you need is just steps from your door. Perched on the 9th floor, this bright and inviting 1-bedroom, 1-bathroom condo offers a functional open-concept layout complemented by large windows that fill the home with natural light. The well-designed kitchen provides ample cabinetry and practical workspace, flowing seamlessly into the living area and out to a generously sized private balcony, a great place to unwind and enjoy the afternoon sun. The spacious bedroom offers a comfortable retreat, while the convenience of new in-suite laundry, titled underground parking, and a dedicated storage space adds exceptional everyday functionality. The location is truly hard to beat! Enjoy the convenience of being within walking distance to the University of Calgary and Brentwood C-Train Station, making commuting to downtown, school, or work quick and easy. Shopping, grocery stores, restaurants, cafés, professional services, and everyday amenities are all nearby, while quick access to Crowchild Trail provides excellent connectivity throughout Calgary. University City also offers residents desirable building amenities, including a fitness facility, social room, and visitor parking. Whether you're a first-time buyer, student, professional, downsizer, or investor looking for a property in a highly convenient university-area location, this condo offers an excellent combination of lifestyle, accessibility, and value. Don't miss your opportunity to own in one of Calgary's most conveniently located communities. Book your private showing today!