

# \$315,000 - 1305, 10 Brentwood Common Nw, Calgary

MLS® #A2196503

**\$315,000**

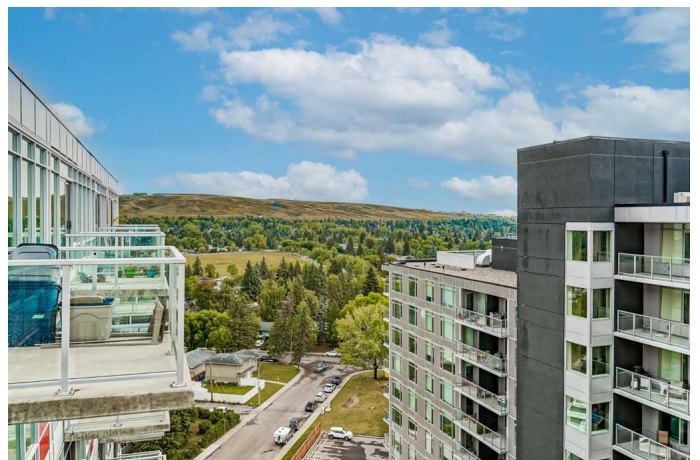
2 Bedroom, 1.00 Bathroom, 485 sqft

Residential on 0.00 Acres

Brentwood, Calgary, Alberta

**\*\*Welcome to this stunning top-floor 2-bedroom unit located on the desirable south side of the building\*\*** With large windows and sliding glass doors leading to a private balcony with plenty of natural light and gorgeous views! This condo features elegant laminate floors throughout and a modern kitchen with white cabinets, white appliances, and track lighting, creating a bright and airy atmosphere. The kitchen is fully equipped with a fridge, electric stove, dishwasher, and an over-the-range microwave. For added convenience, there is an in-suite washer and dryer, so laundry is never a hassle\*\* Both heating and cooling (A/C) are included\*\* This unit is ideally located close to shopping, restaurants, and transit options, including the NEW Suntea café! The LRT station is just a 5-minute walk away, offering easy access to the University of Calgary, SAIT, ACAD, and downtown Calgary. You're also within walking distance or a short bike ride from the University of Calgary, making it perfect for students and professionals alike\*\* Additional Amenities include Secure underground bike storage, secure owner and visitor parking and access to a fitness room and meeting room within the building\*\* This unit offers an exceptional combination of comfort, style, and convenience. Don't miss out on this great INVESTMENT opportunity in a vibrant and connected community!\*\*

Built in 2016



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2196503       |
| Price          | \$315,000      |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 485            |
| Acres          | 0.00           |
| Year Built     | 2016           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1305, 10 Brentwood Common Nw |
| Subdivision | Brentwood                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2L 2L6                      |

## Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Storage, Trash, Visitor Parking, Fitness Center |
| Parking Spaces | 1                                                                             |
| Parking        | Heated Garage, Titled, Underground                                            |
| # of Garages   | 1                                                                             |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities                           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Fan Coil, Forced Air, Natural Gas                                                                               |
| Cooling           | Central Air                                                                                                     |
| # of Stories      | 13                                                                                                              |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 55                  |
| Zoning         | DC                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.