



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 BRENTWOOD Common #305, Calgary T2L 1K8**

MLS® #: **A2124434**

Area: **Brentwood**

Listing Date: **04/19/24**

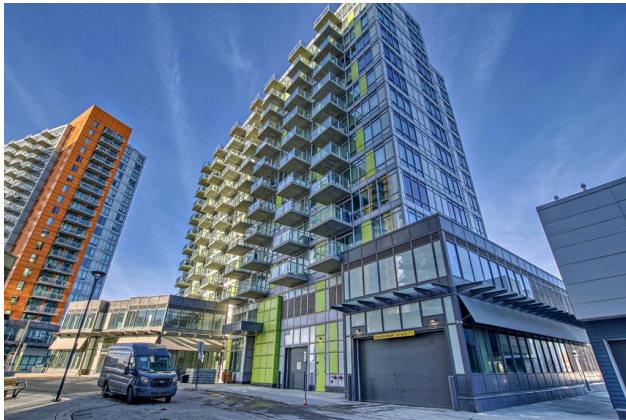
List Price: **\$277,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **415**  
Low Sqft:  
Ttl Sqft: **415**

DOM

**31**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete**  
Flooring: **Laminate, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`9" x 12`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 13`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>7`10" x 6`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`6" x 10`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$331**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Legal Desc:	1512882	Monthly	Remarks
Pub Rmks:	<b>Welcome to University city, the place for students to pursue their dreams. The apartment is located on the third floor and in mint condition. This unit has one bedroom, one full bath, and a north facing balcony for you to soak in the view. It is located close to the University of Calgary, grocery stores, restaurants, gas stations, shopping centres, and the Brentwood train station allowing access all across the city. Very clean, well taken care of, it has never been smoked in. The kitchen has quartz countertops and stainless steel appliances (refrigerator, electric range, dishwasher, microwave, hood fan) which were replaced with brand new ones in 2021. Call your favourite realtor today to own this beautiful place before it's gone.</b>		
Inclusions:	<b>NONE</b>		
Property Listed By:	<b>First Place Realty</b>		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





