



THE
A-TEAM

**RE/MAX
FIRST**

30 BRENTWOOD Common #513, Calgary T2L 2L8

MLS® #: **A2147611** Area: **Brentwood** Listing Date: **07/18/24** List Price: **\$399,000**
Status: **Active** County: **Calgary** Change: **-\$16k, 17-Aug** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Parkade, Titled, Underground

Finished Floor Area

Abv Sqft: **623**
Low Sqft:
Ttl Sqft: **623**

DOM

60
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Boiler,Central,Natural Gas**
Sewer:
Ext Feat: **Lighting,Other,Playground,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Washer,Window Coverings**
Int Feat: **Open Floorplan,Recreation Facilities,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`6" x 4`11"	Bedroom - Primary	Main	9`5" x 8`1"
4pc Ensuite bath	Main	9`7" x 4`11"	4pc Bathroom	Main	8`8" x 4`11"
Kitchen	Main	10`4" x 3`7"	Laundry	Main	2`3" x 2`5"
Living/Dining Room Combination	Main	11`5" x 18`7"	Balcony	Main	6`1" x 2`5"
Bedroom	Main	8`6" x 10`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$544

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: **1512882**

Remarks

Pub Rmks: **Vacant and easy to show! Price LOWERED! WELCOME TO THIS AMAZING OPPORTUNITY! This 2-bedroom, 2-bathroom corner unit in University City offers one of the largest layouts with unobstructed views of the mountains, park, and city. The unit features an open-concept floor plan with floor-to-ceiling windows, ensuring plenty of natural light throughout. Both bedrooms boast large windows for even more natural light and scenic views. Enjoy the privacy of two split bedrooms and the convenience of in-suite laundry. The unit includes a titled underground parking stall and an assigned storage space, both conveniently located close to the elevator for easy access. Building amenities include a meeting room, bike storage, visitor parking, and a 24-hour fitness room. Located within walking distance to the Brentwood C-Train, U of C, shopping, restaurants, and parks, and close to Foothills and Alberta Children's Hospital, this prime location offers easy access to Crowchild Trail NW and downtown. Perfect for students, professionals, or as an investment!**

Inclusions: **N/A**

Property Listed By: **Kirin Realty & Management Inc.**

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