



THE
A-TEAM

**RE/MAX
FIRST**

10 BRENTWOOD Common #302, Calgary T2L2L6

MLS®#: **A2155949**

Area: **Brentwood**

Listing Date: **08/16/24**

List Price: **\$309,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **530**
Low Sqft:
Ttl Sqft: **530**

Lot Information

Lot Sz Ar: **10,000 sqft**
Lot Shape:

DOM

33
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Guest,Heated Garage,Secured,Underground**

Utilities and Features

Roof:
Heating: **Boiler,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`0" x 8`0"	Kitchen With Eating Area	Main	9`0" x 8`0"
Bedroom - Primary	Main	10`9" x 9`0"	Bedroom	Main	8`10" x 7`10"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:
\$430

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 1512881

Remarks

Pub Rmks: **This two bedroom home is complete with washer, dryer, fridge, stove, dishwasher and microwave hood fan. It is available for immediate possession. The LRT is less than a five minute walk with access to the University, SAIT, ACAD, and downtown. University of Calgary is walking distance or a short bike ride. There is heated bike storage. Secure owner parking and secure visitor parking are heated as well. There is a fitness room and meeting room in the building. In suite washer and dryer. Parking condo fee is \$52.19 per month. Parking property tax is \$64.87 per 2024.**

Inclusions: N/A
Property Listed By: Grand Realty

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





