



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 BRENTWOOD Common #501, Calgary T2L 2L8**

MLS® #: **A2161612**      Area: **Brentwood**      Listing Date: **08/30/24**      List Price: **\$319,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2016**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Other**  
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **518**  
 Low Sqft:  
 Ttl Sqft: **518**

DOM

**19**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Rubber**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

| Room              | Level | Dimensions    | Room    | Level | Dimensions   |
|-------------------|-------|---------------|---------|-------|--------------|
| Living Room       | Suite | 11`7" x 9`6"  | Kitchen | Suite | 9`6" x 9`3"  |
| 4pc Bathroom      | Suite | 8`2" x 4`10"  | Bedroom | Main  | 10`4" x 7`7" |
| Bedroom - Primary | Main  | 10`7" x 10`4" | Balcony | Suite | 6`2" x 7`10" |
| Entrance          | Suite | 3`10" x 3`8"  |         |       |              |

Legal/Tax/Financial

|                            |                             |                      |
|----------------------------|-----------------------------|----------------------|
| Condo Fee:<br><b>\$419</b> | Title:<br><b>Fee Simple</b> | Zoning:<br><b>DC</b> |
|                            | Fee Freq:<br><b>Monthly</b> |                      |
| Legal Desc:                | <b>1512882</b>              |                      |

Remarks

Pub Rmks: **Buyers and Investors Alert! A nice two bedroom unit is on the market now, super location which close to everything, Shopping Mall, Schools, University, LRT, Hospital.. The bedrooms are all in decent size with big south and east facing window, make the rooms and entire suite so brighten all day. When you look through the windows you will enjoy city view and rocky mountain. The cupboard , counter top and appliances in the kitchen are all upgraded. The unit comes with a titled underground parking stall, so you don't need to warm up the car in the chilly winter morning. You better take a quick action as it won't be last long on the market. What are you waiting for , please booking showing today!!**

Inclusions: **N/A**

Property Listed By: **CIR Realty**

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



















