

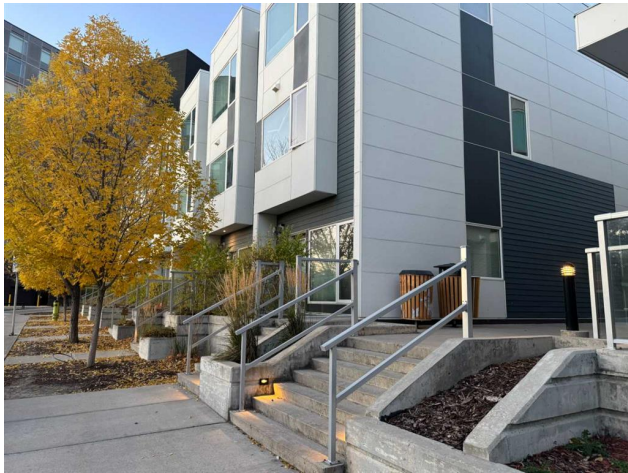


THE
A-TEAM

**RE/MAX
FIRST**

20 BRENTWOOD Common #104, Calgary T2L2L7

MLS® #: **A2169425** Area: **Brentwood** Listing Date: **10/12/24** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **488**
 Low Sqft:
 Ttl Sqft: **488**

DOM

41
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

See Remarks

Lot Feat:

Park Feat:

Guest,Heated Garage,Other,Underground

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`2" x 9`8"	Living Room	Main	14`8" x 9`4"
Laundry	Main	6`7" x 2`11"	Bedroom - Primary	Main	11`6" x 10`6"
4pc Bathroom	Main	7`7" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$274

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1610439**

Remarks

Pub Rmks: **This unique, ONE BEDROOM property is located in the small enclave of 20 townhomes in UNIVERSITY CITY (Brentwood on the Park). This home is well suited to students or investors, and is within walking distance to U of C, the LRT, and abundant retail, dining, and services. These townhomes are adjacent to Blakiston Park and a short drive to 3 major health care centres. One of only three, one bedroom units in the complex, the suite has its own entrance and patio at ground level. The layout provides an efficient use of space with an appealing, contemporary, neutral décor. Features include vinyl plank flooring, high gloss white cabinetry, kitchen island, stone countertops, flat finish ceilings, STAINLESS APPLIANCES, ensuite laundry, and air conditioning. A separately titled UNDERGROUND PARKING stall and assigned storage locker are located in a HEATED PARKADE with security cameras, accessible via an elevator steps away. Visitor parking is also available. With condo fees of \$273 per month and professional ONSITE MANAGEMENT by Equium, this affordable home is ready for a November move-in.**

Inclusions:
Property Listed By: **none**
Calgary West Realty

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







