



THE
A-TEAM

**RE/MAX
FIRST**

30 BRENTWOOD Common #513, Calgary T2L 2L8

MLS® #: **A2170350** Area: **Brentwood** Listing Date: **10/03/24** List Price: **\$369,000**
 Status: **Active** County: **Calgary** Change: **-\$21k, 15-Nov** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **623**
 Low Sqft:
 Ttl Sqft: **623**

DOM

79
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

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

Utilities and Features

Roof:
 Heating: **Central, Forced Air**
 Sewer:
 Ext Feat: **Balcony, Lighting, Other, Playground**

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: **No Smoking Home**
 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:

\$554

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 1512882

Remarks

Pub Rmks: **This spectacular 2-bedroom, 2-bathroom corner unit in University City is a rare find, offering an expansive layout with breathtaking views from both bedrooms! Imagine waking up to stunning, unobstructed panoramas of the mountains, park, and city skyline through the floor-to-ceiling windows that flood the space with natural light. Both bedrooms boast oversized windows, allowing you to enjoy the incredible views all day long. The open-concept design provides a spacious feel, while the split-bedroom layout ensures ultimate privacy. With in-suite laundry, a titled underground parking stall, and an assigned storage unit just steps from the elevator, convenience is key. Enjoy fantastic building amenities like a 24-hour fitness room, meeting room, bike storage, and visitor parking. All this in a prime location—walking distance to the Brentwood C-Train, University of Calgary, shops, restaurants, and parks, with quick access to Crowchild Trail NW and downtown. A perfect opportunity for students, young adults, professionals, and investors—don't miss out!**

Inclusions: N/A
Property Listed By: TrustPro Realty

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











