



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**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

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

DOM

**49**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

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











