



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 BRENTWOOD Common #706, Calgary T2L 2L6**

MLS® #: **A2170870**

Area: **Brentwood**

Listing Date: **10/12/24**

List Price: **\$339,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **529**  
Low Sqft:  
Ttl Sqft: **529**

DOM

**40**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Other**

**Parkade,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Balcony**

Construction:  
**Concrete,Metal Siding**  
Flooring:  
**Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Washer/Dryer**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`3" x 9`7"	Bedroom	Main	10`11" x 7`3"
Kitchen	Main	12`6" x 10`0"	Living Room	Main	15`2" x 12`4"
Hall	Main	8`0" x 5`0"	4pc Bathroom	Main	8`0" x 5`0"
Legal/Tax/Financial					
Condo Fee:		Title:	Zoning:		
\$488		Fee Simple	DC		
		Fee Freq:			
		Monthly			
Legal Desc:		1512881/1512			
Remarks					
Pub Rmks:		Welcome to the amazing, upgraded, bright 2 bdrm corner unit with beautiful views in the popular University City! This condo features functional kitchen with granite countertops, st.st.appliances and ample storage space. It comes with titled underground parking stall and assigned storage locker near the elevator. This building offers secure access, gym facility, meeting room, bike racks. It is located in prime location with proximity to many amenities, walk to the University, schools, hospitals, parks, c-train stations, restaurants, bars and shopping are at your doorstep. Don't miss your chance to own this condo - schedule your viewing today!			
Inclusions:		None			
Property Listed By:		Real Estate Professionals Inc.			

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









