



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 BRENTWOOD Common #1107, Calgary T2L 2L6**

MLS®#: **A2171252**

Area: **Brentwood**

Listing Date: **10/09/24**

List Price: **\$407,900**

Status: **Pending**

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: **663**  
Low Sqft:  
Ttl Sqft: **663**

DOM

**19**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Gated,Heated Garage,Secured,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Central,Fan Coil,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **Balcony,Lighting,Playground,Storage**

Construction: **Concrete,Metal Siding**  
Flooring: **Tile,Vinyl Plank**  
Water Source: **Public**  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Elevator,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities,Storage,Track Lighting,Vinyl Windows**  
Utilities: **Electricity Connected,Natural Gas Connected,Water Connected**

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 6`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`0" x 6`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`6" x 4`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 6`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`3" x 2`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 9`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$596**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1512881**

Remarks

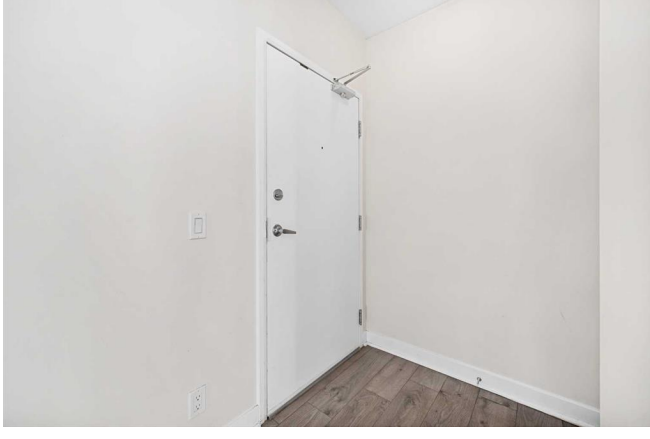
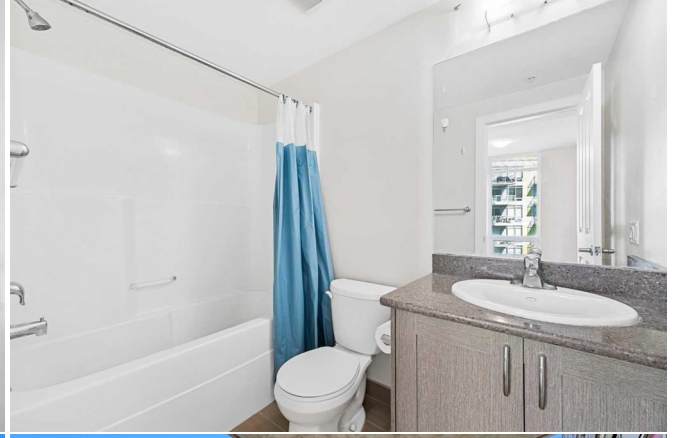
Pub Rmks: **WOW, GREAT Value at the BEST location! The bright and large 11th floor 2-bedroom 2-full bath SW Sunny Corner Unit with great VIEW in the sought after University City project, features Stainless Steel Appliances, Granite Countertops, open and functional floor plan, Central Air Conditioning, In-suite laundry set, sprinkler and fire alarm system, titled underground parking, abundant visitor parking, and additional storage locker in a secured storage room. It has always been immaculately maintained in like new condition. No smoking, no pets. Vinyl Plank and Tile flooring and floor to ceiling big windows throughout the whole unit. Free GYM access and study/meeting room and bike storage in the building. TELUS fibre optic wired for the building. Elevator fob lockout system, surveillance and site security patrol, and onsite building management. The building is conveniently located in highly desirable NW community Brentwood. Less than 10 minutes' walk to University of Calgary. Close to ALL amenities: Brentwood LRT (c-train) station, Bus Hub, Brentwood Village Mall , Co-op, FreshCo, Banks, Restaurants, Bars, London Drugs, McMahon Stadium, Hospitals, SAIT, etc. It's vacant now for immediate or flexible possession date. Act NOW before it's gone!!**

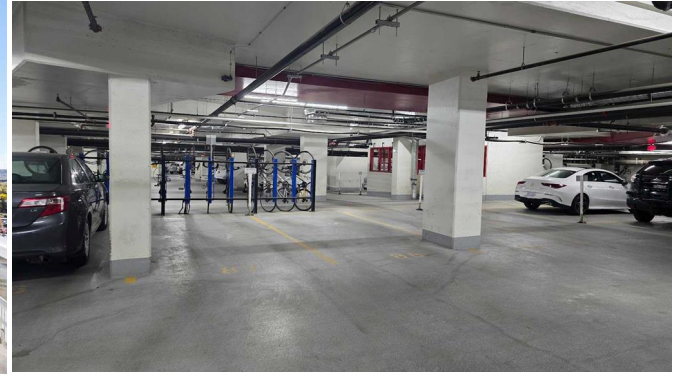
Inclusions: **N/A**  
Property Listed By: **RE/MAX House of Real Estate**

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











A110	Don Vito Vietnamese	2,392 SF	66	Pizza Plus	1,633 SF	255	Phonc	1,775 SF	Genes	384 SF	520	Top R Us	20,366 SF	
A120	Phonc	1,775 SF	100	Phonc	21,661 SF	261	Starbucks	1,473 SF	311	ICI Mingle	384 SF	600	Home Spacess	37,899 SF
A130	Phonc	1,775 SF	101	TD	4,337 SF	302	Sleep Country Canada	4,909 SF	318	Available	1,005 SF	700	Dobrama	8,536 SF
A130	Homebased Childcare Centre	3,611 SF	256A	Art Entertainment	4,900 SF	303A	Edward Jones	877 SF	319	Available	2,206 SF	710	Liquor Depot	11,293 SF
B110	Homebased Health & Spa	914 SF	231	ATB Financial	5,534 SF	303B	Northwest Vision Clinic	878 SF	321	Academy Hearing Centre	1,877 SF	800	The Kilberry Inn Pub	8,952 SF
B111	Massage Access	2,192 SF	232A	Calgary Veterinary H&A	695 SF	304	Angus Hair And Spa	1,002 SF	322	Art Sculptures	742 SF	810	Medical Centre	3,124 SF
B120	Chiropractic	3,673 SF	232C	Income Counselling and Art Therapy	662 SF	306	CG Trailer	430 SF	323	Blisswood Village Dental Clinic	3,289 SF	820	Karma Salon	2,813 SF
B130	Warm Ointment	4,416 SF	232E	Homebased Eye Clinic	665 SF	309	Ginger Beef Peking House	1,376 SF	326	Lily Dennis	841 SF	830	Art Imaging	5,361 SF
C100	Cha-Tee	1,848 SF	235C	Galaxy Group	1,198 SF	311	7th Planet	2,482 SF	327	University City Clinic	3,793 SF	850	Janison's Restaurant & Bar	8,170 SF
C130	Available	2,723 SF	23Q	Homebased Chiropractic Clinic	1,656 SF	312	Alberta Health Services	4,792 SF	328	Booster Juice	406 SF	870		
C140	Available	2,446 SF	23J	Progress Dentistry	2,288 SF	312A	Crystal Physiotherapy	1,896 SF	400	Lucky	3,000 SF			
D100	Miss Cupcakes	2,877 SF	239	Chop	1,000 SF	313B	H&M Books	1,831 SF	400	Paper's Gift	3,302 SF			
20	Harvey's	2,885 SF	245	Chewin & Smith	730 SF	313A	Royal Denture Clinic	1,274 SF	510	Abby Furniture HomeStore	23,710 SF			
50	Landon Drugs	23,250 SF	250	Game Cabinet	1,633 SF	313B	Under The Mountain	1,709 SF						