



THE
A-TEAM

**RE/MAX
FIRST**

10 BRENTWOOD Common #708, Calgary T2L2L6

MLS® #: **A2180350**

Area: **Brentwood**

Listing Date: **11/20/24**

List Price: **\$319,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **508**
Low Sqft:
Ttl Sqft: **508**

DOM

0

Layout

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

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Titled, Underground

Utilities and Features

Roof:
Heating: **Central, Fan Coil, Hot Water**
Sewer:
Ext Feat: **Balcony, Barbecue, Lighting**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer**
Int Feat: **Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`1" x 5`0"	Balcony	Main	8`6" x 6`3"
Bedroom - Primary	Main	9`8" x 10`10"	Bedroom	Main	9`8" x 7`7"
Foyer	Main	4`1" x 5`6"	Kitchen	Main	7`5" x 13`5"
Living Room	Main	12`2" x 14`5"			

Legal/Tax/Financial

Condo Fee:
\$470

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1512881**

Remarks

Pub Rmks: *****OPEN HOUSE: SUNDAY, NOVEMBER 24, FROM 2:00 PM to 5:00 PM. Visit this stunning apartment featuring a modern layout, high-end finishes, and an amazing location.*** Step into this bright 7th-floor condo, where spectacular views meet soaring 9-foot ceilings! This 2-bedroom unit boasts floor-to-ceiling windows that flood the space with natural light, making the bedrooms feel airy and inviting. With no carpet throughout, enjoy easy maintenance and a modern feel, thanks to the sleek laminate and tile flooring. The condo also includes a valuable heated, titled underground parking stall and a separate storage locker for added convenience. Just a short walk to the University, LRT, shopping, and dining, this location is hard to beat. The building offers ample visitor parking, a free gym, study/meeting rooms, bike storage, and 24/7 security. Whether for personal use or as an excellent long-term investment, this unit is vacant and ready for immediate possession. Don't wait—seize this opportunity today!**

Inclusions: **None**
Property Listed By: **Town Residential**

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







