



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 BRENTWOOD Common #306, Calgary T2L 2L6**

MLS® #: **A2182412**

Area: **Brentwood**

Listing Date: **12/06/24**

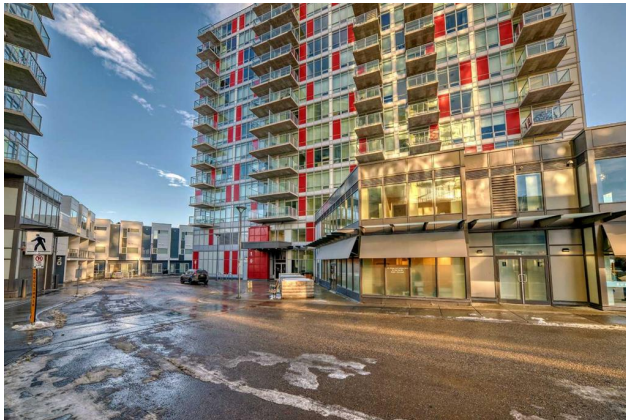
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 21-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
2015**

Finished Floor Area

Abv Sqft: **531**

Low Sqft:

Ttl Sqft: **531**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**15**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Titled,Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **No Animal Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Balcony</b>	<b>Main</b>	<b>8`5" x 6`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`3" x 9`10"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>12`5" x 10`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>2`4" x 2`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>	<b>Entrance</b>	<b>Main</b>	<b>3`11" x 7`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`8" x 10`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`4" x 10`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$509**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **1512881**

Remarks

Pub Rmks: **Radiant & sunlit southwest corner unit! Welcome to this inviting 2-bedroom, 1-bathroom condo in the desirable University City building. Both bedrooms feature large, bright windows, flooding the spaces with natural light. The home boasts an open floor plan with upgraded laminate flooring throughout, and a living room adorned with floor-to-ceiling patio doors/windows. The kitchen is equipped with brand new Quartz countertops, sleek white cabinetry, white appliances, and a stacked washer/dryer. The primary bedroom, bathed in natural light from its two large windows, offers all-day brightness. The second bedroom, also with an oversized window, is perfect for a roommate, a guest room, or a home office. Completing the unit is a well-appointed 4-piece bathroom with tile flooring and a brand new Quartz countertop. Step out from the patio door to find a spacious balcony, perfect for relaxation and enjoying corner privacy. This unit also includes a titled underground parking stall and an assigned storage locker. The incredible location is surrounded by numerous amenities, offering unparalleled convenience with steps to the C-Train and a short drive or walk to the University of Calgary, shops, restaurants, bars, and more. Don't miss this opportunity to call this unit yours, whether as a new home or an investment in Calgary's rental market. Call your favorite REALTOR® to schedule a viewing today.**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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



