



THE
A-TEAM

**RE/MAX
FIRST**

10 BRENTWOOD Common #1103, Calgary T2L 2L6

MLS® #: **A2186226**

Area: **Brentwood**

Listing Date: **01/09/25**

List Price: **\$315,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **506**
Low Sqft:
Ttl Sqft: **506**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

13
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **None**

Construction: **Mixed**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Crown Molding**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`7" x 3`11"
Bedroom	Main	8`1" x 7`1"
Kitchen With Eating Area	Main	12`7" x 10`0"
Living Room	Main	12`5" x 10`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`1" x 4`11"
Bedroom - Primary	Main	11`9" x 9`0"
Laundry	Main	2`10" x 2`4"
Balcony	Main	7`9" x 6`2"

Condo Fee:
\$474

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1512881**

Remarks

Pub Rmks: **Welcome to this modern condo in the heart of UNIVERSITY CITY! Upon entering, you'll find a beautifully designed kitchen featuring stainless steel appliances, sleek cabinetry, and granite countertops. The spacious living room is bathed in natural light and opens to a south-facing balcony, offering a perfect space to relax and unwind. This unit boasts two well-appointed bedrooms, a 4-piece bathroom, and convenient in-suite laundry with NEW Washer and Dryer. For added convenience, it includes one titled, oversized underground parking space and access to a wide range of amenities, such as guest parking stalls, a fitness center, bike storage, elevators, and enhanced security. Situated in a prime quiet location, this condo is just steps away from the University of Calgary, the LRT, Foothills Medical Centre, Alberta Children's Hospital, and a variety of shops and services in the vibrant Brentwood community. book your private showing today!**

Inclusions: **None**
Property Listed By: **Grand Realty**

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





