

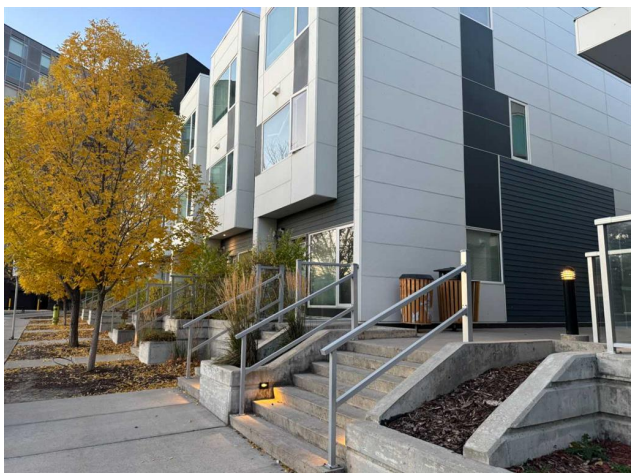


THE
A-TEAM

**RE/MAX
FIRST**

20 BRENTWOOD Common #104, Calgary T2L2L7

MLS® #: **A2187935** Area: **Brentwood** Listing Date: **01/15/25** List Price: **\$299,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **488**
 Low Sqft:
 Ttl Sqft: **488**

DOM

38
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Guest,Heated Garage,Other,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **None**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`2" x 9`8"	Living Room	Main	14`8" x 9`4"
Laundry	Main	6`7" x 2`11"	Bedroom - Primary	Main	11`6" x 10`6"
4pc Bathroom	Main	7`7" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$274

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1610439**

Remarks

Pub Rmks: **This well laid out ONE BEDROOM property is located in a small enclave of 20 townhomes in UNIVERSITY CITY (Brentwood on the Park). This property is will appeal to students or investors, and is within a few minute walk to the U of C, the LRT, and abundant retail, dining, and services. Located near Blakiston Park and the quiet Brentwood community, three 3 major health care centres are a short drive away. One of only three, one bedroom units in the complex, the suite has its own entrance and patio at ground level. The layout provides an efficient use of space with an appealing, bright, contemporary, and neutral décor. Features include vinyl plank flooring, high gloss white cabinetry, a kitchen island, stone countertops, smooth finish ceilings, STAINLESS APPLIANCES, ensuite laundry, and air conditioning. A separately titled UNDERGROUND PARKING stall plus an assigned storage locker are located in a HEATED PARKADE with security cameras, accessible via an elevator steps away from the unit. Visitor underground parking is also available. With CONDO FEES of only \$274 per month and professional ONSITE MANAGEMENT by Equium, this affordable home is easy to view and ready for move-in early in 2025.**

Inclusions:
Property Listed By: **None**
Calgary West Realty

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







