



THE
A-TEAM

**RE/MAX
FIRST**

10 BRENTWOOD Common #1305, Calgary T2L 2L6

MLS® #: **A2196503**

Area: **Brentwood**

Listing Date: **02/27/25**

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: **485**

Low Sqft:

Ttl Sqft: **485**

DOM

0

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **Apartment-High-Rise (5+)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Recreation Facilities**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$474

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1512881**

Remarks

Pub Rmks: ****Welcome to this stunning top-floor 2-bedroom unit located on the desirable south side of the building** With large windows and sliding glass doors leading to your own private balcony, you'll enjoy plenty of natural light and gorgeous views! This condo features elegant laminate floors throughout and a modern kitchen with white cabinets, white appliances, and track lighting, creating a bright and airy atmosphere. The kitchen is fully equipped with a fridge, electric stove, dishwasher, and an over-the-range microwave. For added convenience, there is an in-suite washer and dryer, so laundry is never a hassle** Both heating and cooling (A/C) are included in the condo fees, ensuring year-round comfort** This unit is ideally located close to shopping, restaurants, and transit options, including the NEW Suntea café! The LRT station is just a 5-minute walk away, offering easy access to the University of Calgary, SAIT, ACAD, and downtown Calgary. You're also within walking distance or a short bike ride from the University of Calgary, making it perfect for students and professionals alike** Additional Amenities include Secure underground bike storage, secure owner and visitor parking and access to a fitness room and meeting room within the building** This unit offers an exceptional combination of comfort, style, and convenience. Don't miss out on this great opportunity to live in a vibrant and connected community!****

Inclusions:
Property Listed By: **N/A**
eXp Realty

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











