

# \$315,000 - 1305, 10 Brentwood Common Nw, Calgary

MLS® #A2196503

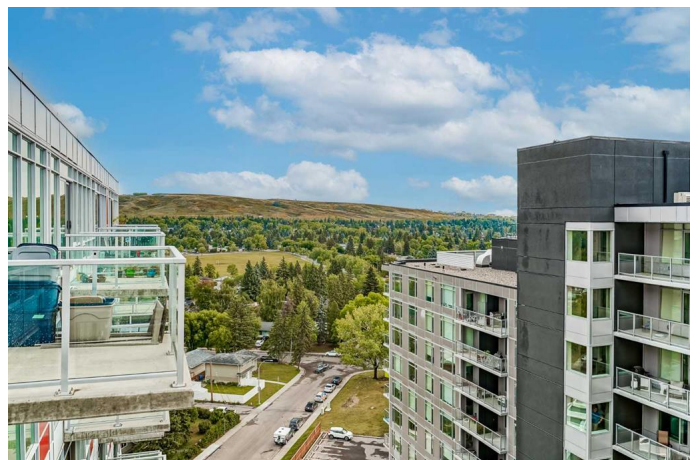
**\$315,000**

2 Bedroom, 1.00 Bathroom, 485 sqft  
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

**\*\*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 a private balcony with 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\*\* This unit is ideally located close to shopping, restaurants, and transit options, including the NEW Suntea caf  ! 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 INVESTMENT opportunity in a vibrant and connected community!\*\***

Built in 2016



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2196503       |
| Price          | \$315,000      |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 485            |
| Acres          | 0.00           |
| Year Built     | 2016           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1305, 10 Brentwood Common Nw |
| Subdivision | Brentwood                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2L 2L6                      |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Storage, Trash, Visitor Parking, Fitness Center |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Titled, Underground  |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities                           |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven |
| Heating           | Fan Coil, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| # of Stories      | 13  |

## Exterior

Exterior Features Balcony  
Construction Concrete, Metal Siding

### **Additional Information**

Date Listed February 27th, 2025  
Days on Market 55  
Zoning DC

### **Listing Details**

Listing Office eXp Realty

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