# \$364,888 - 312, 10 Brentwood Common Nw, Calgary

MLS® #A2190596

## \$364,888

2 Bedroom, 2.00 Bathroom, 614 sqft Residential on 0.00 Acres

Brentwood, Calgary, Alberta

Discover the perfect blend of style and convenience in this modern 2-bedroom, 2-bathroom corner unit in the heart of University City. With its sleek design and prime location, this condo is an exceptional opportunity for students, professionals, and investors alike!

Step inside to find a bright, open-concept living space with laminate wood-toned flooring, creating a warm and inviting ambiance. The well-designed kitchen features contemporary white appliances, sleek cabinetry, and ample counter space. The spacious living room, bathed in natural light, extends to a NE-facing balcony, offering a perfect spot to unwind. This unit boasts two well-appointed bedrooms, including a primary suite with a private 4-piece ensuite, plus an additional 4-piece bathroom for added convenience. In-suite laundry ensures effortless daily living.

Enjoy premium amenities, including a fitness center, study/meeting room, bike storage, guest parking stalls, and enhanced security. This building is wired with Telus Fibre Optic for seamless connectivity. Central air conditioning and one titled underground parking stall add to the comfort and convenience. Adjacent to the parking stall is an additional assigned storage locker.

Located in a prime, quiet location, this condo is just steps from the University of Calgary, LRT station, Foothills Medical Centre, Alberta Children's Hospital, and Brentwood's array of shops and services. Whether







you're a student, medical professional, or savvy investor, this is an opportunity you won't want to miss!

#### Built in 2016

# **Essential Information**

MLS®# A2190596 Price \$364,888

2 Bedrooms 2.00 Bathrooms Full Baths 2 Square Footage 614 Acres 0.00 Year Built

Type Residential Sub-Type Apartment

Style High-Rise (5+)

2016

Status Active

# **Community Information**

Address 312, 10 Brentwood Common Nw

Subdivision Brentwood

City Calgary County Calgary Province Alberta T2L 2L6 Postal Code

#### **Amenities**

**Amenities** Bicycle Storage, Elevator(s), Fitness Center, Party Room, Storage,

Visitor Parking

Parking Spaces 1

Parking Covered, Parkade, Stall, Titled, Underground

# of Garages 1

#### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Open

Floorplan

Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, **Appliances** 

Washer/Dryer, Window Coverings

Heating Central, Fan Coil

Cooling Central Air

# of Stories 13

## **Exterior**

Exterior Features Balcony

Construction Concrete, Mixed

## **Additional Information**

Date Listed February 6th, 2025

Days on Market 57

Zoning DC

# **Listing Details**

Listing Office eXp Realty

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