

**302, 10 Brentwood Common NW  
Calgary, Alberta**

**MLS # A2234259**



# \$309,000

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	530 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Guest, Heated Garage, Parkade, Stall, Titled, Undergro		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Central, Fan Coil

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 448

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** none

Welcome to University City! Start of session is 25 August! U of C is walking distance, short bike ride and buses are an option. The LRT is less than 5 min walk with access to SAIT, Alberta University of the Arts, This home is complete with fridge, stove, dishwasher, microwave hood fan, washer and dryer. Vacant and available for immediate possession upon completion. There is heated bike storage. Secure owner parking and secure visitor parking is heated as well. There is a fitness room and a meeting room in the building. Parking condo fee is \$54.78/ mo. Parking property tax is \$61.81 ( annual 2025).