

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

MLS® #A2196503

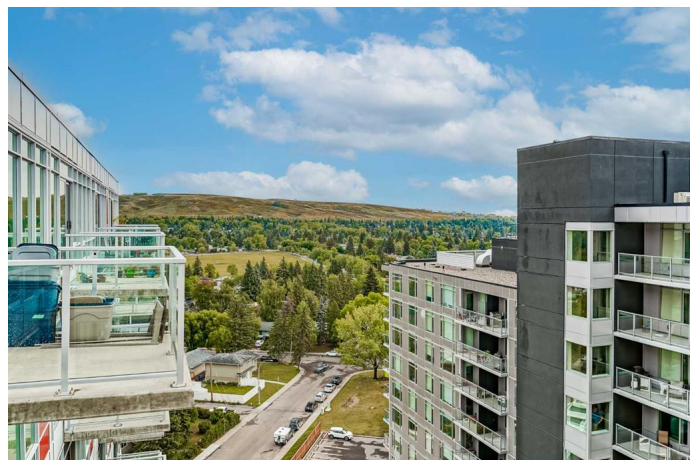
**\$315,000**

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), Fitness Center, Storage, Trash, Visitor Parking
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, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
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 35  
Zoning DC

### **Listing Details**

Listing Office eXp Realty

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