

1107, 10 Brentwood Common NW  
Calgary, Alberta

MLS # A2171252



## \$407,900

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Brentwood  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                  |
| <b>Style:</b>    | High-Rise (5+)                                     |               |                  |
| <b>Size:</b>     | 663 sq.ft.   | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Gated, Heated Garage, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | -  |               |                  |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | Central, Fan Coil, Natural Gas  | <b>Water:</b>     | Public  |
| <b>Floors:</b>     | Tile, Vinyl Plank   | <b>Sewer:</b>     | Public Sewer  |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 596  |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Metal Siding  | <b>Zoning:</b>    | DC  |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Water |
| <b>Features:</b>   | Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Track Lighting, Vinyl Windows |                   |   |
| <b>Inclusions:</b> | N/A   |                   |   |

WOW, GREAT Value at the BEST location! The bright and large 11th floor 2-bedroom 2-full bath SW Sunny Corner Unit with great VIEW in the sought after University City project, features Stainless Steel Appliances, Granite Countertops, open and functional floor plan, Central Air Conditioning, In-suite laundry set, sprinkler and fire alarm system, titled underground parking, abundant visitor parking, and additional storage locker in a secured storage room. It has always been immaculately maintained in like new condition. No smoking, no pets. Vinyl Plank and Tile flooring and floor to ceiling big windows throughout the whole unit. Free GYM access and study/meeting room and bike storage in the building. TELUS fibre optic wired for the building. Elevator fob lockout system, surveillance and site security patrol, and onsite building management. The building is conveniently located in highly desirable NW community Brentwood. Less than 10 minutes' walk to University of Calgary. Close to ALL amenities: Brentwood LRT (c-train) station, Bus Hub, Brentwood Village Mall, Co-op, FreshCo, Banks, Restaurants, Bars, London Drugs, McMahon Stadium, Hospitals, SAIT, etc. It's vacant now for immediate or flexible possession date. Act NOW before it's gone!!