

410, 30 Brentwood Common NW
Calgary, Alberta

MLS # A2230363

\$349,900



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|------------------|------------------------------------|---------------|-------------------|
| Division: | Brentwood | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 536 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 486 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, No Animal Home, No Smoking Home | | |

Inclusions: N/A

Welcome to this bright and well-maintained 2-bedroom, 1-bathroom condo in the heart of Brentwood — one of Calgary's most sought-after communities. Perfectly located steps from the Brentwood C-Train Station, University of Calgary, and Brentwood Village Mall, this home offers exceptional convenience for students, professionals, and investors alike. Enjoy an open and functional layout with large north-facing windows that fill the space with natural light, and a balcony overlooking the park — a perfect spot to relax. The primary bedroom features a built-in closet system offering practical and stylish storage solutions. The building offers excellent amenities including a fitness centre and study room on the main floor. The unit also includes 1 titled underground parking stall and 1 assigned storage locker for added convenience. Existing furniture and TVs can be negotiated separately, making this a fantastic turn-key opportunity. Whether you're looking for an investment property or a stylish urban home, this move-in ready unit delivers on location, lifestyle, and value!