

# \$315,000 - 805, 10 Brentwood Common Nw, Calgary

MLS® #A2094060

**\$315,000**

2 Bedroom, 1.00 Bathroom, 504 sqft

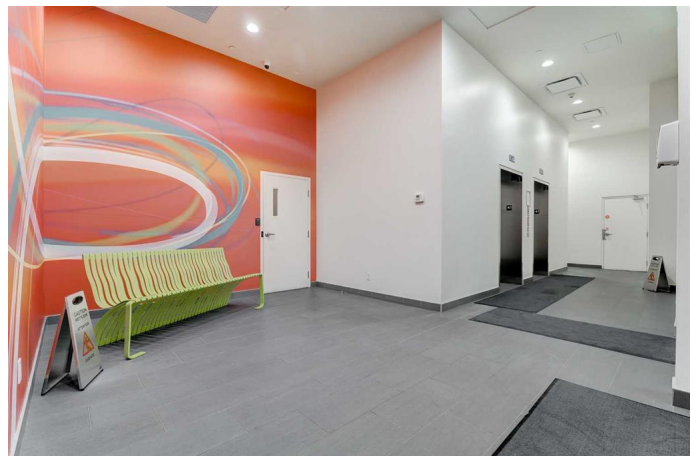
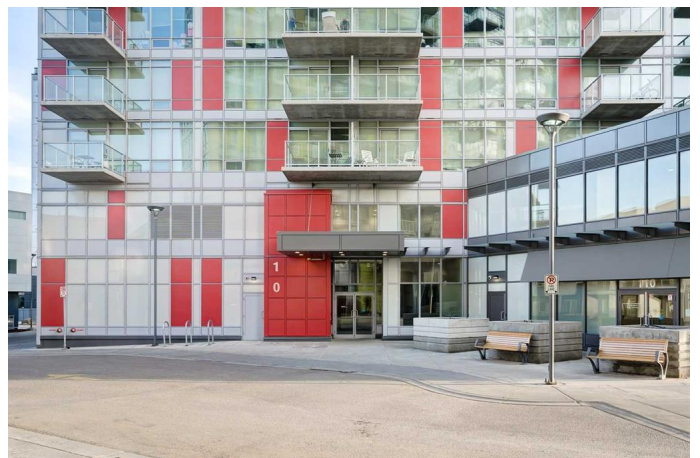
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

Embrace the essence of convenience and location with this inviting two-bedroom condo nestled in the sought-after University City! Offering a comfortable living space with one full bath, in-suite laundry, and a charming balcony, this unit embodies modern comfort and functionality. Experience an abundance of natural light and the warmth of laminate flooring throughout. Recent upgrades, including new quartz countertops, sleek appliances, and fresh paint, enhance the contemporary allure of this space, all at an exceptionally affordable price point! Enjoy the perks of underground parking, ample visitor parking, and the added amenities of a free gym, study/meeting room, and secure bike storage within the building. Elevator fob lockout system, surveillance, and security patrols ensure peace of mind and safety. Nestled in the highly desirable community of Brentwood, this residence is a mere 10-minute walk to the University of Calgary. The convenience of being close to all essential amenities: Brentwood LRT (c-train) station, Bus Hub, Brentwood Village Mall, Co-op, Safeway, various banks, an array of dining options, vibrant bars, London Drugs, McMahon Stadium, hospitals, and much more. Opportunities like this are rare - act fast to make this your next home sweet home!

Built in 2015

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2094060       |
| Price          | \$315,000      |
| Sold Price     | \$305,000      |
| Bedrooms       | 2              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 504            |
| Acres          | 0.00           |
| Year Built     | 2015           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 805, 10 Brentwood Common Nw |
| Subdivision | Brentwood                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2L 2L6                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Fitness Center |
| Parking Spaces | 1                           |
| Parking        | Stall, Underground          |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fan Coil                                                                                     |
| Cooling           | Central Air                                                                                  |
| # of Stories      | 13                                                                                           |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Other                  |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 17th, 2023 |
| Date Sold      | April 16th, 2024    |
| Days on Market | 151                 |
| Zoning         | DC                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.