

302, 10 Brentwood Common NW
Calgary, Alberta

MLS # A2234259

\$303,000

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

Heating:	Central, Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		
Inclusions:	none		

Welcome to University City! This home is uniquely located on the Green Roof floor. So, instead of the balcony being cantilevered off the side of the building, it sits like a patio on the green roof. 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).