

# \$364,888 - 312, 10 Brentwood Common Nw, Calgary

MLS® #A2190596

**\$364,888**

2 Bedroom, 2.00 Bathroom, 614 sqft  
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

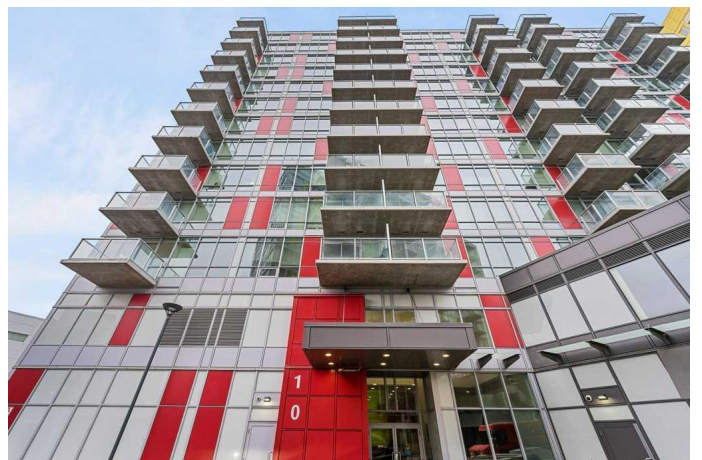
Discover the perfect blend of style and convenience in this modern 2-bedroom, 2-bathroom corner unit in the heart of University City. With its sleek design and prime location, this condo is an exceptional opportunity for students, professionals, and investors alike!

Step inside to find a bright, open-concept living space with laminate wood-toned flooring, creating a warm and inviting ambiance. The well-designed kitchen features contemporary white appliances, sleek cabinetry, and ample counter space. The spacious living room, bathed in natural light, extends to a NE-facing balcony, offering a perfect spot to unwind.

This unit boasts two well-appointed bedrooms, including a primary suite with a private 4-piece ensuite, plus an additional 4-piece bathroom for added convenience. In-suite laundry ensures effortless daily living.

Enjoy premium amenities, including a fitness center, study/meeting room, bike storage, guest parking stalls, and enhanced security. This building is wired with Telus Fibre Optic for seamless connectivity. Central air conditioning and one titled underground parking stall add to the comfort and convenience. Adjacent to the parking stall is an additional assigned storage locker.

Located in a prime, quiet location, this condo is just steps from the University of Calgary, LRT station, Foothills Medical Centre, Alberta Children's Hospital, and Brentwood's array of shops and services. Whether



you're a student, medical professional, or savvy investor, this is an opportunity you won't want to miss!

Built in 2016

### Essential Information

MLS® #	A2190596
Price	\$364,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	614
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	312, 10 Brentwood Common Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2L6

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Covered, Parkade, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Central, Fan Coil
Cooling	Central Air
# of Stories	13

### **Exterior**

Exterior Features	Balcony
Construction	Concrete, Mixed

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	59
Zoning	DC

### **Listing Details**

Listing Office	eXp 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.