

# \$305,000 - 704, 10 Brentwood Common Nw, Calgary

MLS® #A2205904

## \$305,000

2 Bedroom, 1.00 Bathroom, 532 sqft  
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

Immaculately clean 7th-floor, 2-bedroom condo offering clear south and west views, ideal for student living or investment. This unit is meticulously maintained by the current owner. Features include upgraded automatic electric window shades in the living room and primary bedroom, dishwasher and in-suite laundry. Wood laminate and tile flooring throughout offers easy maintenance. The building provides comprehensive amenities, including a fitness center, study/meeting rooms, and 24/7 security.

This condo includes one titled underground parking stall near the elevator and a separate storage locker. The location provides immediate access to the University of Calgary, Brentwood LRT, and a variety of shopping and dining options.

This property presents a solid investment opportunity and a secure and comfortable living space for students. Schedule a viewing to appreciate the quality and location.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2205904  |
| Price     | \$305,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 532               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 704, 10 Brentwood Common Nw |
| Subdivision | Brentwood                   |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2L 2L6                     |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Storage                |
| Parking Spaces | 1   |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Titled, Underground, Electric Gate, Gated |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan   |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Central, Fan Coil, Natural Gas  |
| Cooling           | Central Air   |
| # of Stories      | 13  |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Lighting, Storage |
| Construction      | Concrete, Metal Siding     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 7                |
| Zoning         | DC               |

## Listing Details

Listing Office           TREC The Real Estate Company

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