



GRASSROOTS

REALTY GROUP

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**1207, 10 Brentwood Common NW
Calgary, Alberta**

MLS # A2323131



\$379,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions: N/A

LOCATION, LIFESTYLE, and everyday convenience come together at UNIVERSITY CITY in Brentwood. This bright 2 BEDROOM condo is an ideal fit for first-time buyers, students, medical professionals, young professionals, or investors who want one of Northwest Calgary's most connected addresses. Step outside and you are within easy walking distance of BRENTWOOD LRT, the University of Calgary, Brentwood Village Shopping Centre, FreshCo, Calgary Co-op, cafes, restaurants, banking, professional services, and everyday errands. Foothills Medical Centre, Alberta Children's Hospital, Market Mall, University District, Nose Hill Park, SAIT, and major routes like Crowchild Trail and Shaganappi Trail are all just minutes away, making this a location that truly works for real life. Inside, the suite feels clean, functional, and highly livable, with 9-foot ceilings, durable laminate flooring, central air conditioning, and large windows that bring in natural light. The open-concept layout keeps the kitchen, dining, and living areas connected, creating an easy space to cook, relax, study, work from home, or host friends for dinner. The kitchen offers a full stainless steel appliance package, quartz countertops, generous upper cabinetry, lower drawers, and a practical layout that makes great use of the space. The living room opens directly to a private West-facing balcony, giving you a comfortable outdoor extension for morning coffee, fresh air, or evening sunsets over the surrounding Brentwood skyline. The primary bedroom is bright and well-proportioned, highlighted with a 4-pc private ensuite complete with tile flooring, quartz vanity, and a glass-enclosed tub/shower combo. The second bedroom adds real flexibility for a roommate, guest space, office, den, or dedicated study area. A second 4-pc bath with tile flooring, quartz vanity, storage, and a

tub/shower keeps the finish consistent and low maintenance. In-suite laundry adds day-to-day convenience, and the included tiled underground parking stall, private storage locker, secure bike storage, elevator access, fitness facility, and meeting/party room add meaningful value in a building designed for easy urban living. What really sets this home apart is the location. Living here means you can leave the car parked and move through your week with ease: hop on the CTrain, walk to groceries, grab coffee, get to class, commute downtown, bike nearby pathways, or head to Nose Hill Park for fresh air and prairie views. It is also a strong option for rental demand, with immediate proximity to the University of Calgary, health-care campuses, transit, and major employment nodes. A smart, low-maintenance option in a concrete high-rise, it offers the right balance of comfort, convenience, and connection for everyday living. Whether you are looking for a move-in-ready home base, a low-maintenance lock-and-leave lifestyle, or a smart addition to your investment portfolio, this Brentwood condo delivers a rare mix of value, convenience, and lifestyle!