



207, 20 Brentwood Common NW
Calgary, Alberta

MLS # A2323657

\$650,000



Division:	Brentwood		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,871 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gated, Insulated, Off Street, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Corner Lot, Front Yard, Landscaped, Low Maintenance L		

Heating:	Central, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 872
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Garbage Collection, Sewer Con
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this spacious and beautifully maintained LUXURY townhouse in the highly desirable University City community of Brentwood. Built in 2018 and kept in like-new condition, this conventional Three-Story above-grade townhouse offers approximately 1,871 sq. ft. of bright, functional, and comfortable living space. High Ceiling for ALL the 3 levels. This rare END unit features extra windows, excellent natural light, a quiet setting, and wonderful views of Nose Hill Park from the primary bedroom. The home offers three large bedrooms and 2.5 bathrooms, including an impressive third-floor primary retreat with a 6-piece ensuite bathroom with Double Sink Vanity and TWO walk-in closets. The property also comes with TWO titled underground parking stalls, #63 and #103, plus an additional STORAGE room—an excellent convenience in this prime inner-city location. The LOW condo fee / SqFt includes Heat, Water, Sewer, Air-Conditioning, Snow Removal, Landscaping, Reserve fund contributions, Common area maintenance, Parking, Professional management. Enjoy this unbeatable LOCATION just a short walk to Brentwood LRT Station, the bus terminal, major shopping centers, grocery stores, restaurants, parks, green spaces, playground, and recreational amenities. The University of Calgary, elementary and junior high schools, and the highly regarded Sir Winston Churchill High School are all in walking distance. Freshly painted and very well cared for, this bright and spacious townhouse is perfect for families, professionals, students, or investors looking for a quality home in one of NW Calgary's most convenient and sought-after communities.