



GRASSROOTS
REALTY GROUP

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713, 30 Brentwood Common NW
Calgary, Alberta

MLS # A2332989



\$459,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	692 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 564
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Storage, Vinyl Windows		
Inclusions:	None		

Investors or buyers looking for a high quality three bedroom home, this one's for you! Located in University City, this exceptionally well maintained southwest corner condo is one of the largest units in the building and one of the very few offering three bedrooms and two full bathrooms. Whether you're working from home, attending university, or looking for a wonderful investment property, this layout offers incredible flexibility. Enjoy unobstructed southwest mountain and COP views from your private balcony through floor-to-ceiling windows that fill the home with natural light. The unit also includes a titled parking stall on P1 in a secure area, along with its own private storage locker in it's own secure location. Residents have access to a fully equipped fitness centre and are just steps from the University of Calgary, Brentwood LRT Station, grocery stores, restaurants, shopping, and everyday amenities. Opportunities like this don't come along often. With its rare layout, unbeatable location, and exceptional value, this is a property you won't want to miss.