



GRASSROOTS
REALTY GROUP

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**511, 30 Brentwood Common NW
Calgary, Alberta**

MLS # A2333213



\$309,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	520 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Dishwasher-Built-In, European Washer/Dryer Combination, Garage Control, Garage Opener, Microwave HoodCover, Refrigerator, Stove-Electric, Window Coverings-All

Welcome to Unit 511 at University City, where spectacular Blakiston Park views, unbeatable convenience, and modern living come together. This bright 2-bedroom, 1-bathroom condominium features floor-to-ceiling windows that flood the home with natural light while showcasing beautiful panoramic views of the park and Calgary's northwest skyline. The thoughtfully designed open-concept layout offers a contemporary kitchen complete with stainless steel appliances, ample cabinetry, durable countertops, and a convenient in-suite stacked washer and dryer. The living area flows seamlessly onto the private balcony, creating the perfect place to enjoy your morning coffee or unwind while overlooking the park. This well-designed unit offers two comfortable bedrooms and a 4-piece bathroom, making it an excellent choice for first-time buyers, professionals, students, downsizers, or investors. The building offers outstanding amenities, including a fitness centre, and secure bicycle storage, providing added convenience for today's active lifestyle. The unit also includes a titled underground heated parking stall and secure building access. Ideally located in one of Calgary's most desirable northwest communities, you'll enjoy being just steps from Brentwood CTrain Station, the University of Calgary, restaurants, cafés, shopping, recreation facilities, and everyday amenities. You'll also appreciate the quick access by car or bike to downtown Calgary, Nose Hill Park, Foothills Medical Centre, Alberta Children's Hospital, and Market Mall. Pet-friendly building (with board approval), allowing one dog or one cat with a maximum weight of 20 lbs and a maximum height of 18 inches. Whether you're looking for a place to call home or an excellent investment opportunity, this move-in-ready condo offers an exceptional combination of location, lifestyle, and value. Please

encourage your buyers to consider this great opportunity and location. The property is competitively priced, and the seller is open to reasonable negotiation with a serious offer.