



GRASSROOTS
REALTY GROUP

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904, 10 Brentwood Common NW
Calgary, Alberta

MLS # A2335081



\$284,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	521 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 498
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Now is your chance to make your home in the popular UNIVERSITY CITY project in Brentwood…this collection of stylish condos just steps to the LRT & shopping. Perfect for the first-time home owner or as investment, this fantastic 9th floor unit in the "Red" tower enjoys laminate floors & quartz countertops, 2 bedrooms & 1 full bath, titled underground parking & partial views of Nose Hill Park & University Research Park. Dynamite open concept floorplan with living room with floor-to-ceiling windows & eat-in kitchen with quartz counters & stainless steel appliances. Both of the bedrooms have built-in wardrobes, & the full bathroom has tile floors & quartz counters. Convenient insuite laundry with space-saving stacked washer & dryer. Balcony has plenty of room for a couple chairs & table…the perfect spot to just relax in the great outdoors. Titled parking stall in the underground parkade which is just steps from assigned storage cage. Your new home also has unit-controlled central air & heating, & the condo fees include both heat & water-sewer as well as giving you access to the onsite fitness centre & meeting room. The complex also has loads of storage for your bike & ample visitor parking for your guests. Unbeatable location in the heart of the Brentwood shopping centre with everything right at your doorstep (grocery stores, restaurants & pubs, medical & financial services), only minutes to Foothills Medical Centre/Children's Hospital/Arthur J.E. Child Cancer Centre & literally just steps to the Brentwood LRT giving you easy access to the University of Calgary & downtown.