

1312, 10 Brentwood Common NW
Calgary, Alberta
MLS # A2241461

\$399,900

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	819 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Track Lighting		

Inclusions: None

Welcome to the crown jewel of University City — a stunning PENTHOUSE CORNER UNIT that effortlessly blends style, comfort, and convenience. As one of the largest and most desirable layouts in the complex, this bright and spacious 2-bedroom, 2-bathroom suite boasts panoramic mountain and city views from wrap-around floor-to-ceiling windows. The open-concept design showcases a sleek modern kitchen complete with granite countertops, stainless steel appliances, and ample cabinetry, flowing seamlessly into the sun-soaked living and dining areas — perfect for entertaining or unwinding while watching the sunset. The split-bedroom layout ensures privacy, with a generous primary suite featuring a 4-piece ensuite, and a second bedroom ideal as a guest room, office, or flex space. Additional highlights include in-suite laundry, Central Air Conditioning, custom blinds, upgraded laminate flooring throughout, a large west-facing balcony, titled underground parking, and an assigned storage unit. Residents enjoy access to a fitness centre, extensive bike storage, and unbeatable proximity to Brentwood C-Train Station, the University of Calgary, Foothills and Children's Hospitals, restaurants, shops, and all major commuter routes. This pristine top-floor retreat is a rare offering—ideal for homeowners and investors alike. Quick possession available—book your showing today!