



DJ Golden
REAL ESTATE

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410, 10 Brentwood Common NW
Calgary, Alberta

MLS # A2248863



\$309,000

Division:	Brentwood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	540 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Fan Coil

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Concrete, Metal Siding , Mixed

Foundation: -

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 503

LLD: -

Zoning: DC

Utilities: -

Inclusions: None

Excellent Investment Opportunity!! Rented out on 1 year lease. UPGRADED - New quartz counters in the kitchen & bathroom. Welcome to the beautifully appointed, 2-bedroom unit in the University City Complex!! GREAT location close to the U of C, SAIT & C-train! Walking distance to the Brentwood LRT station, shopping & restaurants. Enjoy the convenience of a fitness facility, 24-hour security, fitness center, secured bike storage space, In-suite laundry, central air conditioning & underground parking in the heated parkade, and plenty of visitor parking stalls. Laminate flooring throughout makes it easy to keep clean. Bright cabinets, easy-to-manage counter tops with matching appliances, including washer & dryer. Spacious living room with floor-to-ceiling windows, bright kitchen, all appliances, north-west facing master bedroom with large windows, a spacious den/bedroom room which is perfect for the home office. Extra storage space in the parkade. Great Unit with exceptional value that would also make a great Investment Opportunity! Lots of options here for first-time home buyers, students, & Investors! Move-in-ready condition with immediate possession available.