



**DJ Golden**  
**REAL ESTATE**

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**508, 30 Brentwood Common NW**  
**Calgary, Alberta**

**MLS # A2209370**



**\$379,900**

<b>Division:</b>	Brentwood		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	632 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 572
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Animal Home, Storage		

**Inclusions:** N/A

First time offered since new! Owner occupied corner unit on the 5th floor facing southwest with a great view overlooking the park. This sought after open floorplan corner unit gives extra windows and lots of natural light through high floor to ceiling windows. Well laid out two bedroom 2 bath floorplan provides convenience and privacy, ideal for roommates. All appliances including washer and dryer plus all window coverings. Indoor titled parking and visitor parking plus secure storage unit. This is a very secure complex with elevator fob lockout system. Located in the Northwest community of Brentwood, walking distance to the University of Calgary and the LRT train station right beside the buildings takes you right downtown in minutes. Walk to the Brentwood Village Mall for all your shopping needs. Coop, banks, restaurants , pubs, London Drugs, McMahon football stadium, hospitals, SAIT and more. Free gym access, indoor bike storage, and Telus fibre optic wired throughout the building. Vacant now for easy viewing and quick possession. Great Corner Unit! Great Location! Call your favorite Realtor to view.