

# \$255,900 - 504, 30 Brentwood Common Nw, Calgary

MLS® #A2209371

## \$255,900

1 Bedroom, 1.00 Bathroom, 450 sqft

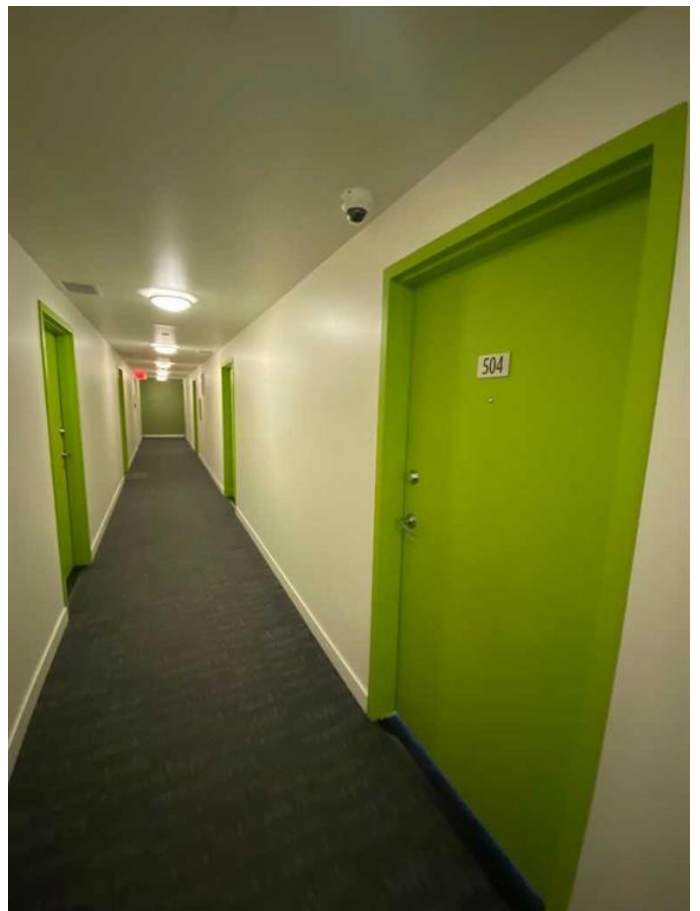
Residential on 0.00 Acres

Brentwood, Calgary, Alberta

Welcome to University City. INVESTOR AND FIRST-TIME BUYER ALERT. This one-bedroom has everything: CENTRAL AIR CONDITIONING, HEAT INCLUDED IN THE MAINTENANCE FEE, SS appliances, a Microwave hood fan, a Dishwasher, a Washer and Dryer in the unit, and quartz countertops. The unit has floor-to-ceiling windows with plenty of natural light, and a good-sized balcony for relaxing and BBQs. The bathroom has quartz countertops and a soaker tub. The primary Bdrm is spacious with floor-to-ceiling windows. This is perfect for students and professionals, as the building is situated in the vibrant Brentwood area. You'll have easy access to boutique shops, restaurants, amenities, and the LRT station right at your doorstep. The location is within proximity to the University of Calgary, hospitals, the mountains, and downtown. It offers a range of amenities, including a 24-hour fitness room, a meeting room, bike storage, and visitor parking. The unit comes with a storage locker in the underground parking. The tenant is currently paying \$1,750, but they are vacating May 31, 2025, due to the unit being for sale. MANAGEMENT SAID THAT THERE WERE SOME PARKING STALLS FOR RENT AS OF APRIL 16, 2025. Call your favourite realtor to view it; this won't last long.

Built in 2015

## Essential Information



MLS® #	A2209371
Price	\$255,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	450
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	504, 30 Brentwood Common Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C2L8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Storage, Trash, Visitor Parking
Parking	None

### **Interior**

Interior Features	No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Central
Cooling	Central Air
# of Stories	12

### **Exterior**

Exterior Features	Balcony
Roof	Membrane
Construction	Concrete, Mixed

### **Additional Information**

Date Listed                April 17th, 2025  
Days on Market        9  
Zoning                    DC

**Listing Details**

Listing Office            One Percent Realty



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