



## 20 Brentwood Common Calgary Alberta

\$315,000

This unique, ONE BEDROOM property is located in the small enclave of 20 townhomes in UNIVERSITY CITY (Brentwood on the Park). This home is well suited to students or investors, and is within walking distance to U of C, the LRT, and abundant retail, dining, and services. These townhomes are adjacent to Blakiston Park and a short drive to 3 major health care centres. One of only two, one bedroom units in the complex, the suite has its own entrance and patio at ground level. The layout provides an efficient use of space with an appealing, contemporary, neutral decor. Features include vinyl plank flooring, high gloss white cabinetry, kitchen island, stone countertops, flat finish ceilings, STAINLESS APPLIANCES, ensuite laundry, and air conditioning. A separately titled parking stall and assigned storage locker are located in a HEATED PARKADE with security cameras, accessible via an elevator steps away. Visitor parking is also available. With condo fees of \$271 per month and professional ONSITE MANAGEMENT by Equium, this affordable home is ready for a November move-in. (id:6769)

Kitchen 11.17 Ft x 9.67 Ft

Living room 14.67 Ft x 9.33 Ft

Laundry room 6.58 Ft x 2.92 Ft

Primary Bedroom 11.50 Ft x 10.50 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Listing Presented By:



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Calgary West Realty

<http://www.marshgraham.ca/>



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