



## 20 Brentwood Common Calgary Alberta

\$299,000

This well laid out ONE BEDROOM property is located in a small enclave of 20 townhomes in UNIVERSITY CITY (Brentwood on the Park). This property is will appeal to students or investors, and is within a few minute walk to the U of C, the LRT, and abundant retail, dining, and services. Located near Blakiston Park and the quiet Brentwood community, three 3 major health care centres are a short drive away. One of only three, 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, bright, contemporary, and neutral decor. Features include vinyl plank flooring, high gloss white cabinetry, a kitchen island, stone countertops, smooth finish ceilings, STAINLESS APPLIANCES, ensuite laundry, and air conditioning. A separately titled UNDERGROUND PARKING stall plus an assigned storage locker are located in a HEATED PARKADE with security cameras, accessible via an elevator steps away from the unit. Visitor underground parking is also available. With CONDO FEES of only \$274 per month and professional ONSITE MANAGEMENT by Equium, this affordable home is easy to view and ready for move-in early in 2025. (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.marshagraham.ca/>

**RE/MAX Realty Professionals**

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