

\$389,000 - 1308, 30 Brentwood Common Nw, Calgary

MLS® #A2249496

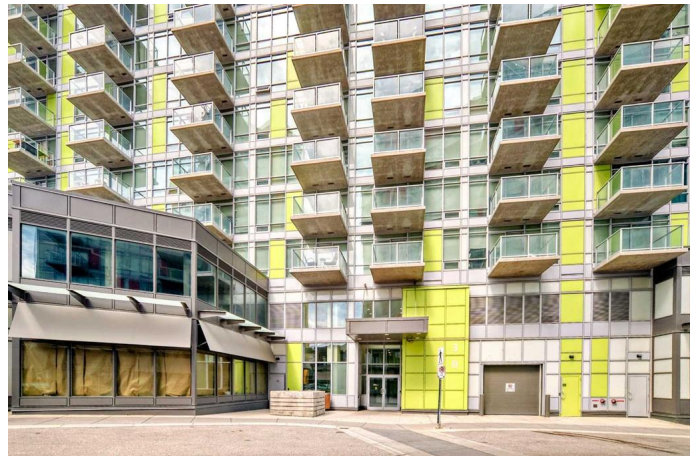
\$389,000

2 Bedroom, 2.00 Bathroom, 643 sqft

Residential on 0.00 Acres

Brentwood, Calgary, Alberta

Open House: 12:30-2:30 pm Saturday, Aug 23, 2025. Welcome to the best unit in the impeccably located University City complex. This upgraded top-floor, end-unit in the green building offers rare peace and quiet—no noise from upstairs neighbors and no adjacent units—plus breathtaking, unobstructed 270-degree mountain views to the west and north. The lack of noise and optimized views enhance quality of life for you or your tenants, and support higher rental rates if you wish to rent. At 643 square feet, it's one of the largest in the 5-building complex, featuring 2 spacious bedrooms, 2 four-piece ensuite bathrooms, in-suite laundry with a stacked washer and dryer, and an open-concept layout with stainless steel appliances. The kitchen boasts rich cabinetry, granite counters, and laminate flooring, while full-height windows fill the space with abundant natural light. The unit comes with titled, heated underground parking and an assigned storage locker, while the building offers a fitness room, air conditioning, a boardroom, and bike storage. Situated next to Blaskiston Park, with shopping, groceries, and Brentwood CTrain downstairs, it's close to the University of Calgary, schools, and daycare. A perfect home for families, with the flexibility to seamlessly convert into a rental property for early retirement. Also ideal for investors—let tenants pay your mortgage and fund your early retirement. Market rent is \$2,350/month, with room for annual increases. City-assessed at \$414,000. Call today to secure this exceptional



property.

Built in 2015

Essential Information

MLS® #	A2249496
Price	\$389,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	643
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1308, 30 Brentwood Common Nw
Subdivision	Brentwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 2L8

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	Central Air
# of Stories	13

Exterior

Exterior Features	Balcony
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	6
Zoning	DC

Listing Details

Listing Office	Datong Property Management Ltd.
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