304 20 Brentwood Common NW

Calgary | Active | MLS® A2351158

$649,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2015**	**1,854.99 sq. ft.**

Your next move starts with a conversation.

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Listed by URBAN-REALTY.ca

A closer look

PRIME BRENTWOOD LOCATION | RARE GREEN SPACE VIEWS | 3-STOREY ELITE TOWNHOUSE Welcome to unit #304 at 20 Brentwood Common NW-a sophisticated 3-storey urban residence nestled within the prestigious University City community. While the towers cater to campus life, these exclusive townhouses are built for those demanding upscale style, privacy, and prime Northwest real estate. The Showstopping View: Unlike interior-facing units, this home directly overlooks the lush, beautifully maintained Blakiston Park green space, featuring mature trees, a children's playground, and tranquil walking paths right outside your door. Main Floor Living: Step into an open-concept main level featuring a cozy gas fireplace, and a sleek, fancy kitchen equipped with built-in oven an electric cooktop configuration, a large island, and a seamless flow into the dining area. Second Level Flexibility: The second floor hosts two spacious bedrooms, a full 4-piece bath, a convenient 2-piece powder room, and a dedicated laundry room housing a full-size washer and dryer. Top-Floor Primary Retreat: The entire third floor is dedicated to an ultra-private primary sanctuary boasting massive double walk-in closets and a luxurious 5-piece ensuite bath. Bonus Perks: Built in 2015, this home includes two titled, heated underground parking stalls (Units 5 and 6) for ultimate convenience during Calgary winters. A third titled spot is also available at the price the owner paid for it if so desired. Enjoy unbeatable walkability to Brentwood shopping plazas, trendy eateries, and the Brentwood LRT station. A rare fusion of green space tranquility and urban luxury!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351158
Bedrooms	3
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	1,854.99 sq. ft.
Main Level Finished Area:	586.73 sq. ft.
Upper Level Finished Area:	1,268.26 sq. ft.
Condo Fee:	$867.86
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1610439
Heating:	Central, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Composite Siding, Concrete, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Gas, Living Room
Garage:	No
Garage Spaces:	2
Parking:	Garage Door Opener, Parkade, Stall, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	University City
Community:	Brentwood
Amenities:	Bicycle Storage, Park, Parking, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Dining Room · 15'2" × 8'2" ·
Main Floor	Kitchen · 12'2" × 11'7" ·

Main Floor	Living Room · 15'2" × 14'2" ·
Main Floor	Covered Porch · 15'9" × 5'10" ·
Main Floor	Porch - Enclosed · 15'9" × 4'5" ·
2nd Floor	Bedroom · 12'10" × 10'3" ·
2nd Floor	Bedroom · 15'3" × 13'7" ·
2nd Floor	Laundry · 8' × 2'9" ·
3rd Floor	Bedroom - Primary · 15'3" × 14'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Exterior Features:	BBQ gas line, Playground
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Views
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-20-brentwood-common-nw-calgary-a2351158/

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