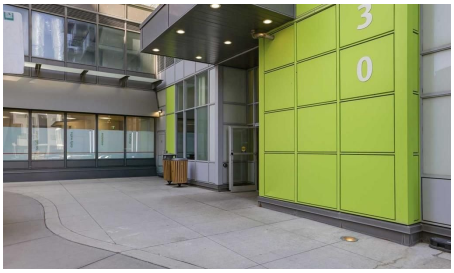
713 30 Brentwood Common NW

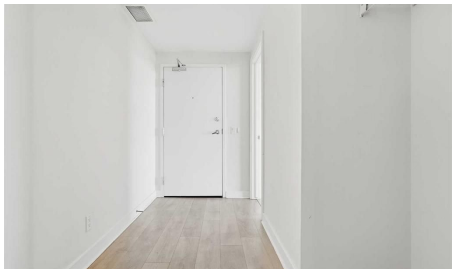
Calgary | Active | MLS® A2355592

$445,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2016**	**692.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Investors or buyers looking for a high quality three bedroom home, this one's for you! Located in University City, this exceptionally well maintained southwest corner condo is one of the largest units in the building and one of the very few offering three bedrooms and two full bathrooms. Whether you're working from home, attending university, or looking for a wonderful investment property, this layout offers incredible flexibility. Enjoy unobstructed southwest mountain and COP views from your private balcony through floor-to-ceiling windows that fill the home with natural light. The unit also includes a titled parking stall on P1 in a secure area, along with its own private storage locker in it's own secure location. Residents have access to a fully equipped fitness centre and are just steps from the University of Calgary, Brentwood LRT Station, grocery stores, restaurants, shopping, and everyday amenities. Opportunities like this don't come along often. With its rare layout, unbeatable location, and exceptional value, this is a property you won't want to miss.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355592
Bedrooms	3
Bathrooms	2
Year Built	2016
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	692.3 sq. ft.
Condo Fee:	$564.42

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	7
Stories Total:	13
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2016 (Age: 10)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1512882
Heating:	Baseboard, Boiler, Central, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	University City
Community:	Brentwood
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Playground, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 31'2" × 13'6" ·
Main Floor	Bedroom - Primary · 44' × 32'10" ·
Main Floor	Bedroom · 28'3" × 26'7" ·
Main Floor	Bedroom · 35'5" × 28'6" ·
Main Floor	Living Room · 36'9" × 30'6" ·
Main Floor	Kitchen With Eating Area · 52'2" × 23'4" ·
Main Floor	Balcony · 23'4" × 21' ·
Main Floor	Laundry · 8'10" × 7'7" ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Storage, Vinyl Windows
Exterior Features:	Lighting, Other, Playground
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/713-30-brentwood-common-nw-calgary-a2355592/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.