



GRASSROOTS

REALTY GROUP

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**122 Bridlewood Lane SW
Calgary, Alberta**

MLS # A2308241



\$374,999

Division:	Bridlewood		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,271 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

RARE LOCATION ALERT! Situated with NO OTHER TOWNHOUSES BEHIND, this unit is positioned just like a detached home with an alley and open north facing views allowing maximum natural light to come into the living room. This unit offers extreme value for the price range including an attached single car garage, soaring ceilings, a basement/storage room with potential for a 3rd bedroom, 2 bedrooms with 1.5 bathrooms and a unique floor plan you're sure to fall in love with. Located in the quiet, well-maintained Wildflower complex in the desirable community of Bridlewood, this well run condo board makes home ownership affordable with low low condo fees along with cheap utilities. Upon entering, you will find a designated foyer with direct garage access, a large closet, and entry to an undeveloped basement/utility room that provides excellent additional storage. A short flight of stairs leads to a bright living room boasting high ceilings, a large window for ample natural light, a gas fireplace, and access to a balcony. The open-concept kitchen features white cabinetry and matching appliances, situated next to a dining area with plenty of space for hosting. A convenient half-bathroom completes the main floor. The upper level includes a laundry area and a primary retreat large enough for a king-sized bed, featuring a walk-in closet and room for additional furniture. This floor also offers a four-piece bathroom with a large vanity and a spacious secondary bedroom. This unit is steps away from parks and schools, and only a short drive to the amenities of Shawnessy, including the LRT, grocery stores, banks, and restaurants.