



**GRASSROOTS**  
REALTY GROUP

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2431, 8 Bridlecrest Drive SW  
Calgary, Alberta

MLS # A2321883



**\$275,000**

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Bridlewood                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 749 sq.ft.                          | Age:   | 2008 (18 yrs old) |
| Beds:     | 2                                   | Baths: | 2                 |
| Garage:   | Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |                                              |
|-------------|----------------------------------------------|
| Heating:    | Baseboard, Hot Water                         |
| Floors:     | Carpet, Ceramic Tile, Laminate               |
| Roof:       | Asphalt Shingle                              |
| Basement:   | -                                            |
| Exterior:   | Stone, Vinyl Siding, Wood Frame              |
| Foundation: | -                                            |
| Features:   | No Animal Home, No Smoking Home, See Remarks |

|            |          |
|------------|----------|
| Water:     | -        |
| Sewer:     | -        |
| Condo Fee: | \$ 417   |
| LLD:       | -        |
| Zoning:    | M-2 d162 |
| Utilities: | -        |

**Inclusions:** Window Coverings "as is"

Welcome to this bright and spacious top-floor condominium offering an open-concept layout designed for comfortable everyday living. The functional kitchen features beautiful granite countertops, an abundance of mocha maple cabinetry, and plenty of counter space, perfect for cooking and entertaining. The primary bedroom offers dual closets and a private 4-piece ensuite, while the second bedroom is ideal for guests, family, or a home office. A second full 4-piece bathroom adds convenience for residents and visitors alike. The versatile den provides additional flexible living space and can easily be used as a home office, or extra storage. Enjoy your morning coffee or unwind after a long day on the balcony with street views. Additional features include in-suite laundry, a titled underground heated parking stall, and a separate secure storage unit. The reasonable condo fees include heat, water, and electricity, helping to simplify monthly expenses. Conveniently located close to schools, shopping, restaurants, public transit, and just minutes from the Somerset C-Train Station. You'll also appreciate the quick access to the Shawnessy shopping district, Stoney Trail (Ring Road), and numerous nearby amenities. Whether you're a first-time buyer, downsizer, or investor, this well-maintained condo offers exceptional value in a fantastic location.