



**373 Bridlewood Avenue SW
Calgary, Alberta**

MLS # A2323923



\$617,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Introducing an amazing property located in the heart of the sought after Bridlewood. There are AT LEAST 9 REASONS WHY YOU SHOULD BUY this home: 1) Very well kept an extremely clean - all you need is to move in and start enjoying living here! 2) The Kitchen - updated with QUART COUNTERTOPS and STAINLESS STEEL APPLIANCES; comes with an island and a corner pantry. 3) Living Room with a GAS FIREPLACE. 4) Bonus Room - an excellent place to spend evenings watching TV. 5) Fully Finished Basement with a HUGE ENTERTAINMENT ROOM and a 2PC bathroom. 6) South Facing Backyard. 7) Functional layout with 3 bedrooms/2 full bathrooms. 8) Double Car Attached garage. 9) Location, Location, Location - your future home is situated within 3 SCHOOLS(Bridlewood School – K-6; Monsignor J.J. O'Brien School – K-9; Glenmore Christian Academy - K-9), Sobeys, Tim Hortons, and the vast Shawnessy Plaza with Home Depot, Superstore, Walmart, etc) and the Somerset-Bridlewood LRT Station. Super easy access to Stoney Trail...minutes away from Spruce Meadows, Costco, Priddis and Bragg Creek(25 min)). Come view amazing home NOW!!!