



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1305, 8 Bridlecrest Drive SW
Calgary, Alberta

MLS # A2334596



\$230,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	560 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 282
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d162
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	n/a
-------------	-----

Welcome to this bright and inviting 1 BEDROOM + DEN third-floor condo in the established community of Bridlewood, offering a functional layout perfect for comfortable everyday living and working from home. The updated kitchen features new appliances and opens to a dedicated dining area and spacious living room filled with natural light. Step outside onto the west-facing balcony, a great spot to enjoy the afternoon sun and unwind in the evening. The generously sized primary bedroom offers plenty of space, while the separate den makes an ideal home office, study space, or flex room. A full 4-piece bathroom and convenient in-suite laundry complete the interior. This unit also includes one titled surface parking stall conveniently located near the building entrance for easy access. Even better, the low condo fees offer exceptional value and include electricity, heat and water. Located with quick access to Stoney Trail, getting around the city or heading west for a weekend in the mountains is easy. You're also just a short drive from Costco and all the shopping, restaurants, groceries and everyday amenities of the south west. A practical and affordable opportunity for first-time buyers, downsizers or anyone looking for a low-maintenance place to call home. Welcome to Bridlewood!