



GRASSROOTS
REALTY GROUP

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122 Bridlewood Lane SW
Calgary, Alberta

MLS # A2335510



\$355,000

Division:	Bridlewood		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,272 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:	Landscaped, Low Maintenance Landscape		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 299

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: NA

Located in the quiet, well-maintained Wildflower complex in Bridlewood, this bright 2-bedroom, 1.5-bath, 1271 square foot townhome offers excellent value with an attached single car garage and soaring vaulted ceilings. The bright open floor plan enhances the sense of space throughout the main living areas. Amazingly low condo fees and a strong reserve fund make ownership even more attractive. The entry level features a foyer with direct garage access, a large closet, and an unfinished basement/utility room with a window, offering excellent storage and future development potential. The spacious living room features soaring ceilings, a large window, a gas fireplace, and access to the spacious balcony (8.5x9.8). The open kitchen offers white cabinetry and matching appliances, with a generous dining area and a convenient half bath. Upstairs is a very nice primary bedroom with a walk-in closet and a large window, a second spacious bedroom also with a large window, and a four-piece bath, along with the convenience of upstairs laundry. Also, the furnace has just been inspected and cleaned and the ducts have been cleaned too. Quiet and serene with plenty of visitor parking, steps to a great park, and close to schools and all the shopping, restaurants, and LRT amenities of Shawnessy. This is a well maintained home!