



**GRASSROOTS**  
REALTY GROUP

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**128 Bridlewood View SW**  
**Calgary, Alberta**

**MLS # A2213335**



**\$437,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,466 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 346
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Soaking Tub		

**Inclusions:** nothing

OPEN HOUSE SUNDAY, JULY 20, 2:30 TO 4:00 PM. Welcome to this 3-bedroom, 2.5 bath, attached garage with driveway, partially finished basement, Bridlewood townhouse with a huge sunny deck. This townhouse has a modern feeling to it and has been tastefully decorated. Big windows and a sunny south exposure create a super bright kitchen with an island. Nice dining nook and upgraded kitchen offering maple cabinets, butcher block island and stainless steel appliances. Walk out to the large sunny deck and enjoy your mornings, days and evenings. There's a gas fireplace in the living room for cozy winter evenings. The upper level boasts two generously sized spare rooms with big closets, with ample space for guests, kids, or a home office, four 4-piece main bath. The spacious primary suite has a walk-in closet and 4-piece ensuite. Situated in a convenient location close to public transit, schools, major traffic routes, and shopping. The lower level is partially finished and awaits your creative touches. Other highlights include: tile and hardwood flooring, berber carpet, 9' ceilings on the main, rounded corners, upper-level laundry, skylight, and single attached garage. This could be your new home, don't miss this opportunity.