



**GRASSROOTS**  
REALTY GROUP

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**1224, 8 Bridlecrest Drive SW  
Calgary, Alberta**

**MLS # A2219197**



**\$305,500**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	726 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 1224 &ndash; 8 Bridlecrest Drive SW, Calgary, AB Discover the perfect blend of comfort and style in this beautifully updated 2 bedroom, 1 bathroom condo located in Bridlewood with easy access to parks, schools, shopping, and public transit. The inside features brand new flooring and fresh paint throughout, adding a fresh, modern feel to the space. The kitchen has been upgraded with newly installed quartz countertops, providing both elegance and durability for everyday living. This spacious unit offers an open layout with ample natural light, a private balcony, and the convenience of in-suite laundry. Both bedrooms are spacious with lots of natural light.