



GRASSROOTS
REALTY GROUP

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**2422, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2233722



\$310,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, ceiling fans, closet in laundry room, racks in storage locker

This TOP FLOOR 2 bedroom, 2 bathroom unit offers over 830 sq ft of bright and functional living space, complete with ALL UTILITIES INCLUDED (electricity, heat, and water). Thoughtfully designed with comfort and convenience in mind, this home features in-suite laundry, an extra LARGE STORAGE LOCKER, titled UNDERGROUND PARKING, and a large WEST FACING BALCONY, perfect for soaking in the afternoon sun. Inside, the open layout includes a spacious living room, a rare full-sized dining area, and a well-appointed kitchen with New stainless steel appliances. The bedrooms and washrooms are ideally situated on opposite sides of the unit for enhanced privacy. The primary bedroom includes a walk-through closet leading to a private ensuite bathroom. Located just minutes from shopping, schools, parks, major roads, bus routes, and the Shawnessy LRT station, this property offers unbeatable access to everyday essentials. Don't miss your chance to own a top-floor unit in a well-maintained complex with incredible value. Book your showing today!