



**GRASSROOTS**  
REALTY GROUP

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**36 Bridleridge Manor SW  
Calgary, Alberta**

**MLS # A2235901**



**\$439,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped, Paved, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air
<b>Floors:</b>	Carpet, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 332
<b>LLD:</b>	-
<b>Zoning:</b>	M-1 d75
<b>Utilities:</b>	-

**Inclusions:** na

Welcome to this Great Two-Storey , 3 Bedrooms Duplex style Townhouse in the desirable Bridlewood location! Watch your kids to school, steps away to the greenspace. Single Attached Garage and ample street parking. Low Condo Fees and Great Functional Layout Perfect for Young Professionals and Family! Newly painted and beautiful window coverings. The Main Level features a large Living Room with a gas fireplace, a good-sized Kitchen, cozy dining room and a Half Bath. Upper Level offers a Primary Bedroom with a 4pc Ensuite Bath and a walk-in closet. 2 Additional Bedrooms a Full Bath and an office space completes the upper level. The fully finished Basement includes a spacious rec room and a den perfect for small office or storage. Located in one of the best communities in SW Calgary. Walk to Bridlewood School, Glenmore Christian Academy, Monsignor JJ O'Brian, playground, and park. Minutes away from Sobeys, Pub, Restaurants, Shopping & Many Other Amenities! Easy Access to SB Somerset - Bridlewood C-Train and Stoney Trail SW! Don't miss this fantastic opportunity to own this property!