



GRASSROOTS
REALTY GROUP

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**2430, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2236487



\$299,500

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	759 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2 d162
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Check out 3D Virtual Tour-----TOP-FLOOR | 2-BEDROOM + DEN | QUIET EXPOSURE | UPGRADED FLOORING This one stands out! Enjoy PEACE AND PRIVACY with NO ONE LIVING ABOVE and face the quiet INTERIOR COURTYARD. Inside, the BEDROOM-SPLIT LAYOUT offers smart use of space, with the living room in the center, creating privacy on both sides—ideal for roommates, guests, or a quiet home office setup. The DEN at the entrance is a flexible space—use it as a home office, reading nook, or even a dining area. In 2023, the unit was updated with LUXURY VINYL PLANK flooring THROUGHOUT, giving it a fresh, modern feel. The kitchen offers great storage and prep space and flows nicely into the open dining and living areas. This home is a great fit for DOWNSIZERS looking for comfort, convenience, and minimal stairs. Complete with IN-SUITE LAUNDRY, HEATED UNDERGROUND PARKING, and a STORAGE ROOM. **Condo fees include heat, water, and electricity—an excellent value.*** This unit is also just minutes from schools, COSTCO, transits, Stoney Trail, and Fish Creek Park.