



GRASSROOTS
REALTY GROUP

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324 Bridlewood Lane SW
Calgary, Alberta

MLS # A2239321



\$399,900

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Bridlewood | | |
| Type: | Residential/Five Plus | | |
| Style: | 4 Level Split | | |
| Size: | 1,264 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Low Maintenance Landscape, Many Trees | | |

| | | | |
|--------------------|---|-------------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 290 |
| Basement: | Partial, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame, Wood Siding | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: None

Welcome to this beautifully maintained two-bedroom townhouse in the highly sought-after Wild Flower at Bridlewood complex. Nestled in the heart of Bridlewood, this home offers the perfect balance of comfort, functionality, and convenience. Step inside to a bright, open-concept layout featuring soaring ceilings and a spacious living room centered around a cozy gas fireplace. A sliding patio door leads to your private deck—ideal for morning coffee or unwinding in the evening. The thoughtfully designed kitchen is equipped with stainless steel appliances and rich maple cabinetry, making it both stylish and practical. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find two generously sized bedrooms, including a primary suite with a walk-in closet. The upper-level laundry is conveniently located in the hallway next to a full 4-piece bathroom. Additional highlights include a single attached garage, ultra-low condo fees, and a quiet, well-managed complex. Enjoy being close to schools, parks, shopping, restaurants, and public transit. Don’t miss this exceptional opportunity, call today to book your private showing!