



**GRASSROOTS**  
REALTY GROUP

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**1226, 8 Bridlecrest Drive SW  
Calgary, Alberta**

**MLS # A2254791**



**\$229,888**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	544 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 268
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-2 d162
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to BRIDLEWOOD! \*\*\*Investors or first time home buyers, this is for you\*\*\* This well-appointed 2nd floor UNIT offers an open-concept layout, perfect for comfortable living and entertaining. The kitchen features plenty of cabinetry, countertops with a convenient eat-up bar, and flows seamlessly into the dining area and spacious living room. The LOW condo fee includes ALL utilities: Electricity, Heat AND Water/Sewer. This 1 bed 1 bath + DEN condo features an open concept living area with a MASSIVE balcony. The unit includes a generous-sized bedroom, a full 4-piece bathroom, in-suite laundry, and a titled OUTSIDE parking stall for added convenience. Located in the desirable BRIDLEVIEW POINT complex, you're just steps away from schools, shopping, public transit, and the scenic pathway system and much more. A must view property.