

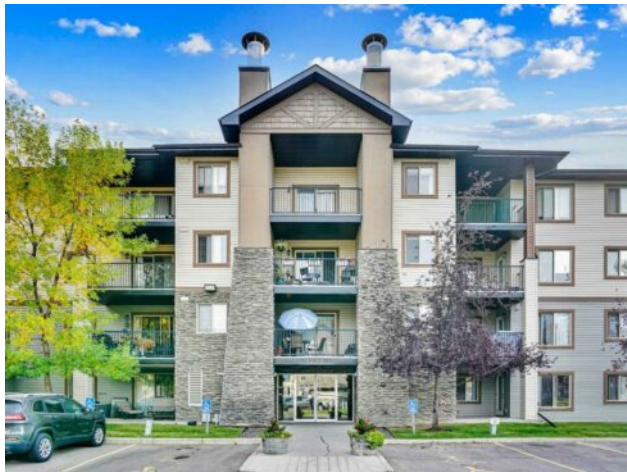


GRASSROOTS
REALTY GROUP

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**2202, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2261728



\$305,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	994 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d162
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Bridlecrest Pointe! This bright and spacious corner unit offers nearly 1,000 sq. ft. of comfortable living with a smart, open layout. Featuring 2 bedrooms and 2 full bathrooms — including a private ensuite with a walk-through closet — this home is freshly painted and finished with brand-new carpet throughout. The kitchen is equipped with a brand-new stove and hood, plus other appliances that are only a year old, and it flows seamlessly into the dining and living areas, designed for both relaxation and entertaining. Large windows fill the space with natural light, extending to the west-facing balcony — perfect for enjoying evening sunsets. Added conveniences include in-suite laundry and a titled underground heated parking stall, with plenty of visitor parking available. Ideally located in the heart of Bridlewood, you're just steps from shopping, restaurants, schools, parks, and public transit. Move-in ready and waiting for you!