



GRASSROOTS
REALTY GROUP

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**2109, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2263831



\$289,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2 d162
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: N/A

Welcome to Bridlewood Pointe, where comfort, style, and convenience come together! This beautifully upgraded main-floor unit sits just above ground level, offering the perfect blend of accessibility and privacy. You'll love the tigerwood laminate flooring in the living and dining areas, complemented by ceramic tile in the foyer, kitchen, and baths. The open-concept kitchen impresses with maple cabinetry, bullnose countertops, and a raised breakfast bar with pendant lighting. The spacious layout includes two large bedrooms and two full bathrooms — one with a soaker tub, the other with a large stand-up shower. Additional highlights include in-suite laundry with full-size appliances, upgraded baseboards, designer lighting and plumbing fixtures, and stylish window coverings. Enjoy your morning coffee on the covered, maintenance-free balcony with aluminum railing — a private outdoor retreat. The unit comes with a titled underground heated parking stall and a secured 4' x 8' enclosed storage locker right in front of it — a rare bonus! Condo fees include all utilities except cable and phone. Fantastic location close to shopping, transit, parks, and all amenities. This is an immaculate, must-see home in a well-managed complex.