



GRASSROOTS
REALTY GROUP

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187 Bridlewood View SW
Calgary, Alberta

MLS # A2266867



\$415,000

Division:	Bridlewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Landscap		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

This spacious 3 bed, 2.5 bath corner unit offers over 1600sq/ft of finished living space and is a must see. The open floor plan consists of high ceilings, gleaming hardwood floors in the living room and large windows that bring in tons of natural sunlight. The spacious kitchen comes with newer appliances, ample cupboard/counter space and a center island/breakfast bar that overlooks the living room with a cozy gas fireplace. A good sized dining area, 2pc bath and access to the single attached garage complete the main level. Upstairs you will find three oversized bedrooms including a huge master suite with a walk-in closet and 4pc ensuite. Two additional bedrooms, laundry area and 4pc bath complete the upper level. The basement is great for extra storage and awaits your finishing touches for additional living space. Extra bonuses include: A covered 10' X 8' back deck that overlooks a greenspace plus an oversized single attached garage with a front driveway good for two cars. This well managed and cared for complex offers plenty of visitor parking and is located close to schools, parks, playgrounds, shopping, city transit and easy access to main roadways.