



GRASSROOTS
REALTY GROUP

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122 Bridlewood Lane SW
Calgary, Alberta

MLS # A2283705



\$379,900

Division:	Bridlewood		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,271 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Located in the quiet, well-maintained Wildflower complex in the desirable community of Bridlewood, this 2-bedroom, 1.5-bathroom townhouse features soaring ceilings, an attached single-car garage, and low condo fees. Upon entering, you will find a designated foyer with direct garage access, a large closet, and entry to an undeveloped basement/utility room that provides excellent additional storage. A short flight of stairs leads to a bright living room boasting high ceilings, a large window for ample natural light, a gas fireplace, and access to a balcony. The open-concept kitchen features white cabinetry and matching appliances, situated next to a dining area with plenty of space for hosting. A convenient half-bathroom completes the main floor. The upper level includes a laundry area and a primary retreat large enough for a king-sized bed, featuring a walk-in closet and room for additional furniture. This floor also offers a four-piece bathroom with a large vanity and a spacious secondary bedroom. This unit is steps away from parks and schools, and only a short drive to the amenities of Shawnessy, including the LRT, grocery stores, banks, and restaurants.