



**2339, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2288880



\$275,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	752 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d162
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan		

Inclusions: N/A

With 2 BEDROOMS, 2 FULL BATHS & A DEN, you’ll love this bright & open 3rd floor unit - perfect for comfortable living & working from home. The thoughtful layout places the bedrooms on opposite sides of the unit, providing added privacy & flexibility. The spacious kitchen features ample counter space, abundant cabinetry, & a dedicated dining area, making it ideal for everyday meals & entertaining. The large living room is filled with natural light & opens to a good-sized east-facing balcony, perfect for enjoying afternoon sun & evening relaxation. The primary bedroom includes a walk-through closet with organizers leading to a full four-piece ensuite, while the second bedroom is well-sized & conveniently located near the main bathroom. Additional highlights include in-suite laundry, one titled heated underground parking stall, & an assigned storage locker. A standout feature of this home is the private underground storage room - a secure, fully enclosed 6x6 space located directly in front of the parking stall. Unlike typical fenced-in storage areas, this is a fully enclosed room offering a safe & convenient solution for storing seasonal items, sports equipment, & more. Low condo fees add exceptional value, covering all utilities including electricity, heat & water. Ideally located near Stoney Trail, this home offers easy access to weekend escapes in the mountains, quick trips to Costco, and all the amenities of Shawnessy, including restaurants, shopping, groceries, and gas. A perfect blend of convenience and lifestyle - welcome home!