



**2408, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2294434



\$299,900

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2 d162
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Top floor living and a sun filled south exposure in the heart of Bridlewood. Even better, the CONDO FEES INCLUDE ELECTRICITY, HEAT, AND WATER, delivering true day to day value. Located in the well managed Bridleview Pointe, this unit offers approximately 851 sq ft of bright, functional living space, complete with TITLED UNDERGROUND PARKING. Step inside and you'll immediately notice the abundance of natural light flowing through the open concept living and dining areas. The top floor position paired with a sunny southern exposure creates a warm, inviting atmosphere that feels both spacious and comfortable. The layout is thoughtfully designed with two generously sized bedrooms positioned on opposite sides for added privacy, along with two full 4 piece bathrooms, making it ideal for roommates, guests, or a home office setup. The kitchen features ample counter space, plenty of storage, and a convenient eating area, while in-suite laundry completes the home. Enjoy the large balcony, perfect for morning coffee, evening unwinding, or soaking up the sun year round. Set within Bridlewood, a quiet and established southwest community known for its family friendly feel, you're surrounded by parks, pathways, and playgrounds, with quick access to Fish Creek Provincial Park. Nearby schools, shopping in Shawnessy, and convenient access to Stoney Trail, Macleod Trail, and the Somerset / Bridlewood LRT station make daily living easy and connected. Whether you're a first-time buyer, downsizer, or investor, this is a smart opportunity in a well managed building in a highly livable neighbourhood. Book your private showing and see why top floor units like this don't last.