



**2329, 8 Bridlecrest Drive SW  
Calgary, Alberta**

**MLS # A2301265**



**\$275,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d162
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Exceptional Value | 2 Bed + Den | Utilities Included | Turnkey Investment Opportunity Welcome to Bridleview Pointe&mdash;where comfort, functionality, and unbeatable value meet! This spacious 2-bedroom + den, 2 full bathroom condo is an outstanding opportunity for both homeowners and savvy investors, offering low condo fees that include electricity, heat, and water&mdash;a rare and budget-friendly advantage. Step inside to a bright, open-concept layout designed for everyday living and effortless entertaining. The well-appointed kitchen offers ample space for family meals, while the versatile den provides flexibility as a home office, guest space, or additional storage. The thoughtfully designed floor plan ensures privacy, with generously sized bedrooms and convenient access to two full 4-piece bathrooms. Enjoy the added convenience of in-suite laundry and relax on your private oversized balcony&mdash;perfect for morning coffee or evening unwinding. Currently tenant occupied. Will vacate by end of April. Ideally located just steps from shopping, schools, parks, and transit&mdash;including Shawnessy LRT&mdash;with quick access to major roadways for an easy commute. Secure your showing today and make your move with confidence!