



**2323, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2188972



\$225,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	520 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Mixed, Stone, Vinyl Siding

Foundation: -

Features: Laminate Counters, No Animal Home, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: \$ 346

LLD: -

Zoning: M-2

Utilities: -

Inclusions: N/A

Welcome to this sunny move in ready 1 bed/1 bath third floor unit in the lovely community of Shawnessy! This well maintained & extremely clean home features a good sized kitchen for the cook in your life, a relaxing living/dining space that features brand new carpet throughout & Telus fibre optic wifi. Walk out onto an inviting patio to enjoy those warm summer evenings. A good sized bedroom, 4 pc bath and stacked laundry area complete the unit. The titled underground heated parking space (Stall 12) also features an enclosed storage area (#12) exclusively for the unit right in front of the stall. Oh, did I mention that your condo fees include ALL of your utilities?? This well managed complex features a playground and is in easy walking distance to shops, restaurants, walking & bike paths, schools and just a few minutes drive to beautiful Fish Creek Park. Somerset or Shawnessy C-Train is a short drive away and Stoney Trail access is easy, making commuting a breeze! Don't miss out; book your showing today!