



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

233 Bridlewood Lane SW
Calgary, Alberta

MLS # A2206444



\$409,900

Division:	Bridlewood		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,217 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Front Drive, Insulated, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Greenbelt, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

Welcome to 233 Bridlewood Lane SW – a truly unique 2-bedroom townhouse with a new vinyl plank flooring in year 2024 that stands out from the crowd! Features a beautifully designed split-level layout and the spacious living room, with its soaring 12.5-foot ceilings, corner fireplace and bright windows, fill the space with an abundance of natural light. Step outside onto your private south-facing deck, where the best place for your summer relaxation. Up a few steps, the kitchen and dining area greet you with gorgeous hardwood floors, sleek granite countertops, and stainless-steel appliances. A convenient 2 pcs bathroom is also located on this level for easy access. On the top floor, you'll find two generously sized bedrooms, a full bathroom, and a laundry room – offering comfort and convenience for everyday living. A single attached garage completes this wonderful home, located in the desirable Bridlewood community. You'll love the proximity to parks, schools, shopping, and quick access to Stoney Trail. Don't miss your chance to make this incredible property your own!