



**GRASSROOTS**  
REALTY GROUP

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**2327, 8 Bridlecrest Drive SW  
Calgary, Alberta**

**MLS # A2209584**

**\$331,900**



<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	757 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Elevator		

<b>Inclusions:</b>	N/A
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Spacious 2-Bed + Den Condo with Utilities Included! Welcome to Bridleview Pointe — where comfort, style, and convenience come together! This beautiful 2-bedroom + spacious den, 2-bathroom condo offers exceptional value with low condo fees that include electricity, heat, and water—no surprises on your utility bills! Step into a bright and open-concept living space, designed to maximize natural light. Good-sized kitchen perfect for cooking for your family. The versatile den is ideal for a home office, playroom, or extra storage. Each bedroom is thoughtfully positioned for privacy, and both come with easy access to full 4-piece bathrooms. Enjoy the convenience of in-suite laundry and unwind on the large balcony, a peaceful retreat with room to lounge or dine outdoors. This well-kept complex is steps from everything you need—shopping, schools (Bridlewood, Marshall Springs, William Roper Hull), playgrounds, transit (Shawnessy LRT & bus routes), and major roadways. Whether you’re a first-time buyer, downsizer, or investor, this move-in ready condo checks all the boxes. Don’t miss out—book your private showing today!