

**2422, 8 Bridlecrest Drive SW**  
**Calgary, Alberta**

**MLS # A2223522**



## \$340,000

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Covered, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 457
<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>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** Ceiling fans / Shelving unit in laundry room

This TOP FLOOR 2 bedroom, 2 bathroom unit offers over 830 sq ft of bright and functional living space, complete with ALL UTILITIES INCLUDED (electricity, heat, and water). Thoughtfully designed with comfort and convenience in mind, this home features in-suite laundry, an extra LARGE STORAGE LOCKER, titled parking, and a large WEST FACING BALCONY, perfect for soaking in the afternoon sun. Inside, the open layout includes a spacious living room, a rare full-sized dining area, and a well-appointed kitchen with New stainless steel appliances. The bedrooms and washrooms are ideally situated on opposite sides of the unit for enhanced privacy. The primary bedroom includes a walk-through closet leading to a private ensuite bathroom. Located just minutes from shopping, schools, parks, major roads, bus routes, and the Shawnessy LRT station, this property offers unbeatable access to everyday essentials. Don't miss your chance to own a top-floor unit in a well-maintained complex with incredible value. Book your showing today!