

**1120, 8 Bridlecrest Drive SW**  
**Calgary, Alberta**

**MLS # A2230186**



## \$239,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	606 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 301
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d162
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Vinyl Windows		

<b>Inclusions:</b>	Microwave - "as-is"
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Tremendous Offering!!! \*\* QUICK SUMMER POSSESSION \*\* Wonderful main floor inside corner apartment with private courtyard views and a covered 11' x 9' concrete patio! Move in READY \*\* 1 bedroom + Den/Flex/Bed + Great room & Dining room condo + above ground parking stall \*\* Featuring upgrades such as white painted trims and doors, no carpet - newer modern wide plank LVP floors throughout, in-suite storage, and in-suite laundry. The floor plan features an open design with a full kitchen & dining room combo, great room with a patio door to the covered deck (BBQ time!!), front foyer, office/den, and a full four-piece bathroom. Great kitchen layout with efficient use of cabinets, counter space, modern cabinet doors & pulls, lights, and a raised eating ledge. The primary bedroom is spacious and features a full closet with organizers plus washer/dryer, as well as a courtyard window. Great location close to 162 Ave, New Stoney Trail exit, 22x, transit, LRT, work, shopping, downtown, pubs and restaurants, Fish Creek Park & pathways, schools, and churches! You must put this home on your 'Must See List! Call your friendly REALTOR(R) to book a viewing!