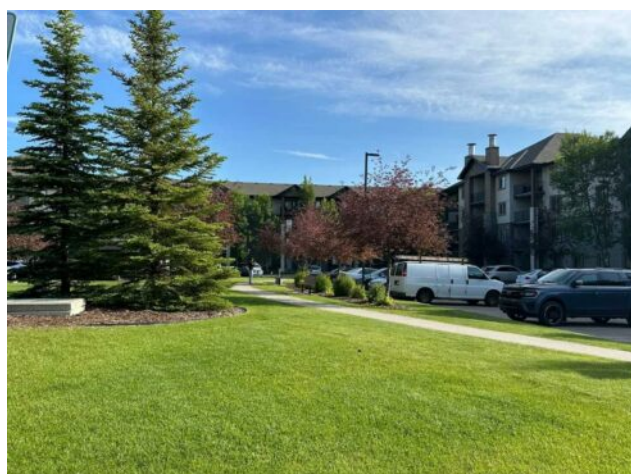


**1107, 8 Bridlecrest Drive SW**  
**Calgary, Alberta**

**MLS # A2233485**



**\$299,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	752 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>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d162
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** None

Immediate Possession! An excellent opportunity to own a beautifully updated unit in the family-friendly community of Bridlewood. Just steps from a large park/green space and within walking distance to schools, shopping, and transit. This bright and stylish unit features a modern open-concept layout with 2 spacious bedrooms, a large den, and 2 full bathrooms—perfect for a home office or extra storage. The kitchen boasts rich maple cabinets, a breakfast bar, and brand-new dishwasher and electric range, ideal for cooking and entertaining. Enjoy summer evenings on your private west-facing patio, perfect for BBQs and relaxing. The unit has been recently upgraded with luxury vinyl plank flooring and fresh paint throughout for a clean, modern look. You’ll love the convenience of in-suite laundry, heated titled underground parking, and ample visitor parking. Low condo fees include ALL utilities—even electricity, offering incredible value. This well-maintained home is move-in ready—don’t miss out!