

**122 Bridlewood Lane SW**  
**Calgary, Alberta**

**MLS # A2283705**



**\$379,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Located in the quiet, well-maintained Wildflower complex in the desirable community of Bridlewood, this 2-bedroom, 1.5-bathroom townhouse features soaring ceilings, an attached single-car garage, and low condo fees. Upon entering, you will find a designated foyer with direct garage access, a large closet, and entry to an undeveloped basement/utility room that provides excellent additional storage. A short flight of stairs leads to a bright living room boasting high ceilings, a large window for ample natural light, a gas fireplace, and access to a balcony. The open-concept kitchen features white cabinetry and matching appliances, situated next to a dining area with plenty of space for hosting. A convenient half-bathroom completes the main floor. The upper level includes a laundry area and a primary retreat large enough for a king-sized bed, featuring a walk-in closet and room for additional furniture. This floor also offers a four-piece bathroom with a large vanity and a spacious secondary bedroom. This unit is steps away from parks and schools, and only a short drive to the amenities of Shawnessy, including the LRT, grocery stores, banks, and restaurants.