

**2329, 8 Bridlecrest Drive SW**  
**Calgary, Alberta**

**MLS # A2301265**



**\$275,000**

<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 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, 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 d162
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Exceptional Value | 2 Bed + Den | Utilities Included | Turnkey Investment Opportunity Welcome to Bridleview Pointe—where comfort, functionality, and unbeatable value meet! This spacious 2-bedroom + den, 2 full bathroom condo is an outstanding opportunity for both homeowners and savvy investors, offering low condo fees that include electricity, heat, and water—a rare and budget-friendly advantage. Step inside to a bright, open-concept layout designed for everyday living and effortless entertaining. The well-appointed kitchen offers ample space for family meals, while the versatile den provides flexibility as a home office, guest space, or additional storage. The thoughtfully designed floor plan ensures privacy, with generously sized bedrooms and convenient access to two full 4-piece bathrooms. Enjoy the added convenience of in-suite laundry and relax on your private oversized balcony—perfect for morning coffee or evening unwinding. Currently tenant occupied. Will vacate by end of April. Ideally located just steps from shopping, schools, parks, and transit—including Shawnessy LRT—with quick access to major roadways for an easy commute. Secure your showing today and make your move with confidence!