

1323, 8 Bridlecrest Drive SW
Calgary, Alberta

MLS # A2340868



\$209,988

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Storage		

Inclusions: 2 sets of keys plus fob

SOUTH-FACING | 3RD FLOOR | OPEN VIEWS | IN-SUITE LAUNDRY Welcome to this bright and inviting 1-bedroom, 3rd-floor condo in Bridleview Pointe, ideally situated in the established community of Bridlewood. Featuring a desirable slopping views, and a spacious open-concept layout, this home offers an excellent opportunity for first-time buyers, downsizers, or investors. Step inside to a comfortable and functional floor plan filled with natural light. The spacious living room flows into a dining area and well-designed kitchen featuring a raised breakfast bar, ample cabinetry, newer dishwasher, upgraded range hood, and updated kitchen faucet—creating a practical space for both everyday living and entertaining. The generously sized bedroom offers excellent closet space with upgraded closet lighting, while the full bathroom has been refreshed with a newer toilet and shower head. Additional improvements include an updated heating zone valve and a portable air-conditioning unit for added summer comfort. One of the highlights is the large covered south-facing balcony, offering an open outlook and a wonderful outdoor extension of the living space—perfect for morning coffee or relaxing at the end of the day. Enjoy the everyday convenience of in-suite laundry and storage, elevator access, and parking. The building is conveniently positioned within walking distance of neighbourhood shopping, groceries, restaurants, coffee shops, professional services, and other daily essentials. Public transit is easily accessible with connections toward the LRT, while nearby parks, pathways, schools, and major roadways make getting around simple. Offering a combination of affordability, location, functionality, and recent upgrades, this Bridlewood condo is a fantastic opportunity to stop renting, downsize comfortably, or add to your investment portfolio. Don't miss

your opportunity—book your private showing today!