

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

MLS # A2230186



\$239,900

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

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

Inclusions: Microwave - "as-is"

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!