

**1226, 8 Bridlecrest Drive SW
Calgary, Alberta****MLS # A2254791****\$229,888**

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	544 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 268
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2 d162
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to BRIDLEWOOD! ***Investors or first time home buyers, this is for you*** This well-appointed 2nd floor UNIT offers an open-concept layout, perfect for comfortable living and entertaining. The kitchen features plenty of cabinetry, countertops with a convenient eat-up bar, and flows seamlessly into the dining area and spacious living room. The LOW condo fee includes ALL utilities: Electricity, Heat AND Water/Sewer. This 1 bed 1 bath + DEN condo features an open concept living area with a MASSIVE balcony. The unit includes a generous-sized bedroom, a full 4-piece bathroom, in-suite laundry, and a titled OUTSIDE parking stall for added convenience. Located in the desirable BRIDLEVIEW POINT complex, you're just steps away from schools, shopping, public transit, and the scenic pathway system and much more. A must view property.