

75 Bridleridge Manor SW Calgary, Alberta

MLS # A2202623



\$439,900

Division:	Bridlewood		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,298 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 332
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

A charming CORNER unit offering comfort and style in every detail. This lovely 2 storey townhouse offers you 3 BEDROOMS, 2.5 BATHROOM and a single attached garage. The main floor boasts a 9-FOOT ceiling and an open-concept layout, including a south facing front dining room with large, bright windows, a maple cabinets kitchen, and a bright living room with a cozy fireplace. Upstairs, you'll find a spacious Ensuite master bedroom with large window, additional generously sized two bedrooms, 4-piece family bathroom, and a versatile study nook. Enjoy your duplex style SOUTH side end unit / facing backyard , best location in the complex , your new home is flooded with natural light all day through all huge windows . All new vinyl floor (2023) , New paint (2023) , new all kitchen appliances (2023) , washer & dryer (2023), new roof and siding (2023). Well run complex with low condo fee . Move in ready condition , Call your realtor today !