

**1215, 8 Bridlecrest Drive SW**  
**Calgary, Alberta**

**MLS # A2251772**



**\$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>	740 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 357
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-2 d162
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SAT 12-2.30pm\*\*\*Welcome to this bright and inviting 2-bedroom, 1-bathroom condo located on the second floor. Enjoy a functional layout featuring a spacious living area with laminate flooring throughout and a private west-facing balcony that fills the home with natural light and offers beautiful evening sunsets. Corner side kitchen open to a large living room, both bedrooms are well-sized, and the full bathroom is designed with practically in mind. The unit also includes the convenience of an in-suite laundry room, making everyday living easy and comfortable. Perfect for first-time buyers, downsizers or investors, this home combines comfort with excellent value. Good location, Good unit, Good Buy!