

**36 Bridleridge Manor SW
Calgary, Alberta**

MLS # A2235901



\$439,900

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,300 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:	Landscaped, Paved, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Storage		

Inclusions: na

Welcome to this Great Two-Storey , 3 Bedrooms Duplex style Townhouse in the desirable Bridlewood location! Watch your kids to school, steps away to the greenspace. Single Attached Garage and ample street parking. Low Condo Fees and Great Functional Layout Perfect for Young Professionals and Family! Newly painted and beautiful window coverings. The Main Level features a large Living Room with a gas fireplace, a good-sized Kitchen, cozy dining room and a Half Bath. Upper Level offers a Primary Bedroom with a 4pc Ensuite Bath and a walk-in closet. 2 Additional Bedrooms a Full Bath and an office space completes the upper level. The fully finished Basement includes a spacious rec room and a den perfect for small office or storage. Located in one of the best communities in SW Calgary. Walk to Bridlewood School, Glenmore Christian Academy, Monsignor JJ O'Brian, playground, and park. Minutes away from Sobeys, Pub, Restaurants, Shopping & Many Other Amenities! Easy Access to SB Somerset - Bridlewood C-Train and Stoney Trail SW! Don't miss this fantastic opportunity to own this property!