

**324 Bridlewood Lane SW**  
**Calgary, Alberta**

**MLS # A2242278**



# \$394,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully maintained two-bedroom townhouse in the highly sought-after community of Wild Flower at Bridlewood. Ideally located in the heart of Bridlewood, this home offers the perfect blend of comfort, functionality, and convenience. Step inside to discover a bright, open-concept layout featuring soaring ceilings and a spacious living room centered around a cozy gas fireplace. A patio door leads to your private deck, perfect for enjoying your morning coffee or unwinding in the evening. The thoughtfully designed kitchen boasts stainless steel appliances and rich maple cabinetry, combining style with everyday practicality. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two generously sized bedrooms, including a primary suite with a walk-in closet. The upper-level laundry is located in the hallway, right next to a full 4-piece bathroom for added convenience. Additional features include a single attached garage, ultra-low condo fees, and a quiet, well-managed complex. Just minutes from Stoney Trail and close to schools, parks, shopping, restaurants, and public transit, this location has it all. Don't miss this exceptional opportunity. Call today to book your private showing!