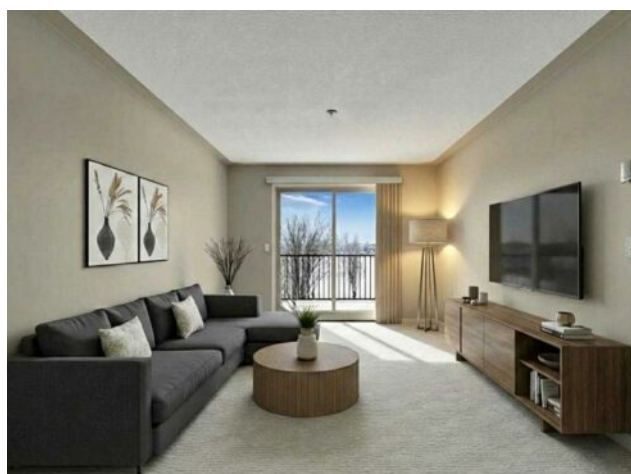


**1327, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2288673



\$249,999

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	723 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2 d162
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to a bright and beautifully refreshed third-floor apartment in the heart of Bridlewood. This 2 bedroom, 1 bathroom unit offers 723 sq.ft. of comfortable living space and faces onto peaceful green space, giving you added privacy and an open, airy feel. * Inside, you'll appreciate the fresh updates throughout. The walls have been freshly painted and feature chamfered edges designed to help prevent everyday wear and tear. Brand new carpet adds warmth to the living areas, while the kitchen showcases brand new flooring for a clean, modern touch. This home is truly clean and move-in ready. The open plan layout creates a functional and inviting living space, ideal for both relaxing and entertaining. The kitchen is equipped with a hood fan and dishwasher, and flows seamlessly into the main living area. Patio doors in the living room lead to a south-facing covered balcony, perfect for enjoying sunny afternoons while overlooking the green space. A dedicated laundry room with washer and dryer adds everyday convenience and provides additional storage. The titled parking stall is located close to the building entry, making coming and going simple and stress-free. * Bridleview Pointe is a pet friendly and well maintained condominium featuring a central green space. This unit offers low running costs with a monthly condo fee of \$360.45 that covers all utilities including electricity. * Situated in the established community of Bridlewood, you'll enjoy easy access to parks, pathways, shopping, schools, and transit. Whether you're a first-time buyer, downsizer, or investor, this well-maintained condo offers exceptional value in a fantastic location. * Book your showing today and find out why this could be a smart move for you!