



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 BRIDLEWOOD Avenue, Calgary T2Y3T3**

MLS® #: **A2134293**

Area: **Bridlewood**

Listing Date: **05/24/24**

List Price: **\$545,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,320**

Year Built:

**1998**

Low Sqft:

Ttl Sqft:

**1,320**

Lot Information

Lot Sz Ar:

**2,497 sqft**

Lot Shape:

DOM

**32**

Layout

Beds:

**4 (3 1)**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Back Yard,Paved,Rectangular Lot**

Park Feat:

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Washer**

Int Feat: **No Smoking Home,Quartz Counters,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 13`3"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>12`7" x 9`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`7" x 11`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 9`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`0" x 4`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 8`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>12`7" x 8`8"</b>
<b>Living Room</b>	<b>Basement</b>	<b>12`2" x 10`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`11" x 8`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`3" x 10`1"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`6" x 5`4"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**9813184**

Remarks

Pub Rmks: **Welcome to this FULLY-FINISHED 2-storey semi-detached home with a DOUBLE DETACHED GARAGE. This home is located RIGHT ACROSS FROM A PARK/PLAYGROUND. As you walk in, you will notice the NEWER VINYL PLANK and LAMINATE FLOORING on the main floor. The kitchen with PANTRY has been updated with QUARTZ COUNTERTOPS, a newer stainless steel electric stove, a refrigerator with ice & water dispenser, a dishwasher, and an updated power hood fan that vents outside. The Powder Room and Laundry area complete the main floor. Upstairs have NEWER CARPETS and feature 3 bedrooms including a large Primary Bedroom with a WALK-IN CLOSET and a cheater door to a spacious 4-piece bathroom. The fully finished basement includes a living room, 1 bedroom/office with a 3-piece bathroom, and a kitchenette (illegal suite). The south-facing backyard is FULLY FENCED and includes a FULL-WIDTH DECK with a movable PERGOLA. The roof shingles and sidings have been replaced (around 2016), the hot water tank was replaced in 2023, and the windows in the dining room, primary bedroom, and 2nd bedroom have been replaced, too. This home is conveniently located near amenities: schools, public bus transit, schools, and shopping. Come and check it out!**

Inclusions: **2 Refrigerators, 2 Electric Stoves, 2 Range Hood Fan, Storage Shed**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







