

**68 BRIDLEWOOD Crescent, Calgary T2Y 3N1**

MLS® #: **A2167679** Area: **Bridlewood** Listing Date: **09/27/24** List Price: **\$525,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **3,412 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,315**  
 Low Sqft:  
 Ttl Sqft: **1,315**

DOM

**54**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Low Maintenance Landscape,Street Lighting**  
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Washer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Soaking Tub,Storage,Track Lighting,Walk-In Closet(s)**  
 Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 14`0"	Kitchen	Main	12`9" x 8`7"
Dining Room	Main	12`9" x 10`3"	Foyer	Main	9`1" x 4`6"
2pc Bathroom	Main	6`7" x 5`9"	Bedroom - Primary	Second	13`7" x 10`11"
Walk-In Closet	Second	4`11" x 4`9"	4pc Ensuite bath	Second	7`7" x 4`11"
Bedroom	Second	9`10" x 9`3"	Bedroom	Second	9`10" x 9`3"
4pc Bathroom	Second	7`7" x 4`11"	Game Room	Basement	17`11" x 11`0"
Bedroom	Basement	11`9" x 11`9"	Laundry	Basement	18`3" x 5`10"

Title: **Fee Simple**  
 Zoning: **R-1N**  
 Legal Desc: **9712350**

Remarks

Pub Rmks: **\*\*ATTENTION INVESTORS + RENOVATORS\*\* WE ARE PUTTING A SALE ON CALGARY + YOU ARE INVITED!!! OPPORTUNITY KNOCKS to obtain a BLANK CANVAS for your RENOVATION or INVESTMENT PROPERTY - INVEST in YOUR future!!! Good Sized 3,412 Sq. Ft. Lot w/over 1828 Sq Ft Developed LIVING SPACE w/a GREAT OPEN floor plan, Spacious Kitchen, Large Living Room, Metal + Wood Railings on the Stairs, Laminate Floor, + Lots of Bright Windows. 3 bedrooms up, a 4 pc Bath Upstairs, + a 4 pc En-Suite off the Primary Bedroom, w/WALK-IN Closet. A Developed Basement w/1 additional POTENTIAL Bedroom + REC Room. Comes with a "W I D E" 23'5 X 17' 5" DOUBLE GARAGE w/Gas Line Roughed to the Garage + an RV PARKING Pad beside it. NEW Roof in 2023, BRAND NEW Stove, + Refrigerator (Nov 2024)+ a NEW H2O Tank. Great Quiet Location in the Crescent with access to EVERYTHING including Stoney Trail + it's EASY to ESCAPE to the MOUNTAINS. Just THINK - it could be RENTED OUT to create instant CASH FLOW! This ONE is a NO BRAINER for those looking to get into the MARKET at a REASONABLE PRICE. At this price point, there isn't much to choose from. With falling interest rates more buyers will be flocking back to the market, and WINTER brrrr is on its way, nice to have that Garage to work in or park in hey? This is SURE to be a VERY SAFE INVESTMENT. Did I MENTION this is a GREAT DEAL??? DON'T DELAY, this OPPORTUNITY is NOT GOING TO LAST AT THIS PRICE for VERY LONG. CALL your AGENT TODAY to VIEW. This DREAM can become a REALITY!!! Just needs a bit of TLC as it was a previous rental property. This HOME is waiting for you, BOOK your showing TODAY!!!**

Inclusions: **Venetian Blinds**  
 Property Listed By: **RE/MAX House of Real Estate**

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









