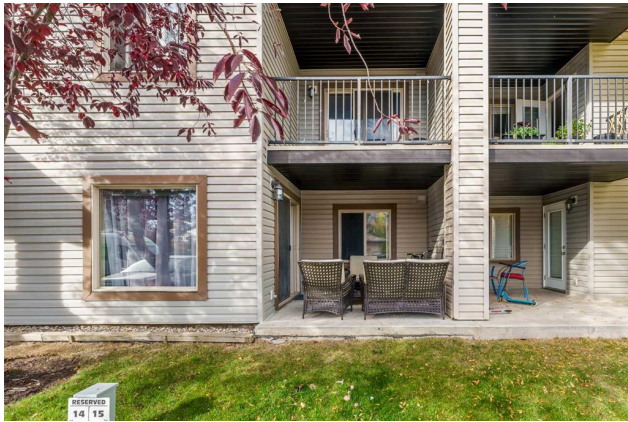


**8 BRIDLECREST Drive #1114, Calgary T2Y 0H6**

MLS®#: **A2171201**      Area: **Bridlewood**      Listing Date: **10/15/24**      List Price: **\$239,300**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2008**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Parkade, Underground**

DOM

**37**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting**

Construction: **Wood Frame**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 12`3"</b>
<b>Den</b>	<b>Main</b>	<b>11`7" x 8`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>5`10" x 10`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 8`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`4" x 19`2"</b>

Legal/Tax/Financial

Condo Fee: **\$365**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 0812875

Remarks

Pub Rmks: **This Upgraded, One bedroom and a DEN, with UNDERGROUND , heated parking, condo is located in convenient and Secure SW area of Bridlewood, is well priced and ideal for a first time buyer, investor, young professional or someone looking to downsize. Offering the perfect blend of space and convenience, a versatile den, ideal for a home office, guest room, or both. The open concept kitchen and living area, step outside to your private patio. You will appreciate Titled Underground Parking and in-suite laundry. Plenty of Visitor parking, Shopping and City Transit are close by. Condo Fee are \$365 and includes all Utility. Just great opportunity, call to view.**

Inclusions: none  
Property Listed By: **MaxWell Capital Realty**

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



