



THE
A-TEAM

**RE/MAX
FIRST**

111 BRIDLERIDGE Manor, Calgary T2Y 0A8

MLS® #: **A2174320** Area: **Bridlewood** Listing Date: **10/23/24** List Price: **\$429,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **1,948 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,285**
 Low Sqft:
 Ttl Sqft: **1,285**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Shingle Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **Garden** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`10" x 13`10"	Kitchen	Main	15`4" x 7`11"
Living Room	Main	9`8" x 7`9"	2pc Bathroom	Main	5`3" x 3`10"
Bedroom - Primary	Second	17`3" x 11`3"	4pc Ensuite bath	Second	8`8" x 4`10"
Bedroom	Second	11`5" x 8`10"	Bedroom	Second	11`1" x 10`3"
4pc Bathroom	Second	7`9" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$332

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0513498**

Remarks

Pub Rmks: **Open House Saturday Afternoon 1:00pm - 4:00pm on October 26. Welcome to this charming West-facing duplex townhouse with 3 bedrooms, 2.5 bathrooms and a single attached garage, nestled in the popular Bridlewood community. The main floor with 9 feet ceiling and open concept layout provides a front dining room with large bright west facing windows, a stylish kitchen with lots of beautiful maple cabinets and black appliances, a bright living room with a cozy fireplace, updated carpet floor and large east facing windows towards a beautiful garden and a convenient 2pc powder room at the rear entrance. The upstairs with updated carpet offers a spacious east facing master bedroom with large windows towards the garden, a walk-in closet and a 4pc ensuite, two additional west facing good size bedrooms, another 4pc family bathroom and a versatile study nook. The basement is unfinished and ready for you to touch. Currently, it could be a gym area for you. The backyard is private with a patio and touched the peaceful garden. It is ideally located within walking distance to Bridlewood Elementary School and Monsignor J O'Brien School (K-9), public transit to Somerset C-train for a downtown trip or Chinook Center shopping, and easy access to Stoney Trail. Call for book your own showing now! Don't miss the opportunity to have this lovely quiet townhouse.**

Inclusions:
Property Listed By: **N/A**
Homecare Realty Ltd.

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



111 Bridleridge Manor SW, Calgary, AB

Main Floor Exterior Area 545.59 sq ft
Excluded Area 241.48 sq ft



0 2 4 6 ft
PREPARED: 2024/10/22
Water regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.











