

## 111 BRIDLERIDGE Manor, Calgary T2Y 0A8

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



eral Information				DOM		
Type:	Residential			29		
Type:	Row/Townhouse			Layout		
Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (3 )	
Built:	2006	Abv Sqft:	1,285	Baths:	2.5 (2 1)	
nformation		Low Sqft:		Style:	2 Storey	
Sz Ar:	1,948 sqft	Ttl Sqft:	1,285			
Shape:				Parking		
				Ttl Park:	1	
				Garage Sz:	1	
SS:						
eat:	Corner Lot					
Feat:	Single Garage Att	ached				

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natu			Construction: <b>Concrete,Shingle Siding,</b> Flooring:	Concrete, Shingle Siding, Wood Frame		
Ext Feat: Kitchen Appl:	Garden Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,F			Carpet,Laminate,Tile Water Source: Fnd/Bsmt: Poured Concrete	Carpet,Laminate,Tile Water Source: Fnd/Bsmt: Poured Concrete		
Int Feat: Utilities:		No Animal Home,No					
				Room Information			
<u>Room</u> Dining Room Living Room Bedroom - Prin Bedroom 4pc Bathroom	nary	Level Main Main Second Second Second	Dimensions 13`10" x 13`10" 9`8" x 7`9" 17`3" x 11`3" 11`5" x 8`10" 7`9" x 4`11"	Room Kitchen 2pc Bathroom 4pc Ensuite bath Bedroom Legal/Tax/Financial	<u>Level</u> Main Main Second Second	Dimensions 15`4" x 7`11" 5`3" x 3`10" 8`8" x 4`10" 11`1" x 10`3"	

Condo Fee: <b>\$332</b>		Title: <b>Fee Simple</b>	Zoning: M-1
		Fee Freq: <b>Monthly</b>	
Legal Desc:	0513498	Montiny	
			Remarks
Pub Rmks:	single attached garage, n large bright west facing w carpet floor and large eas offers a spacious east faci bedrooms, another 4pc fa you. The backyard is priva Monsignor J O'Brien Schoo	estled in the popular Bridlewood con vindows, a stylish kitchen with lots o t facing windows towards a beautifu ing master bedroom with large wind mily bathroom and a versatile study ate with a patio and touched the pea	26. Welcome to this charming West-facing duplex townhouse with 3 bedrooms, 2.5 bathrooms and a nmunity. The main floor with 9 feet ceiling and open concept layout provides a front dining room with f beautiful maple cabinets and black appliances, a bright living room with a cozy fireplace, updated I garden and a convenient 2pc powder room at the rear entrance. The upstairs with updated carpet ows towards the garden, a walk-in closet and a 4pc ensuite, two additional west facing good size nook. The basement is unfinished and ready for you to touch. Currently, it could be a gym area for ceful garden. It is ideally located within walking distance to Bridlewood Elementary School and -train for a downtown trip or Chinook Center shopping, and easy access to Stoney Trail. Call for book is lovely quiet townhouse.
Property Listed By:	Homecare Realty Ltd.		

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









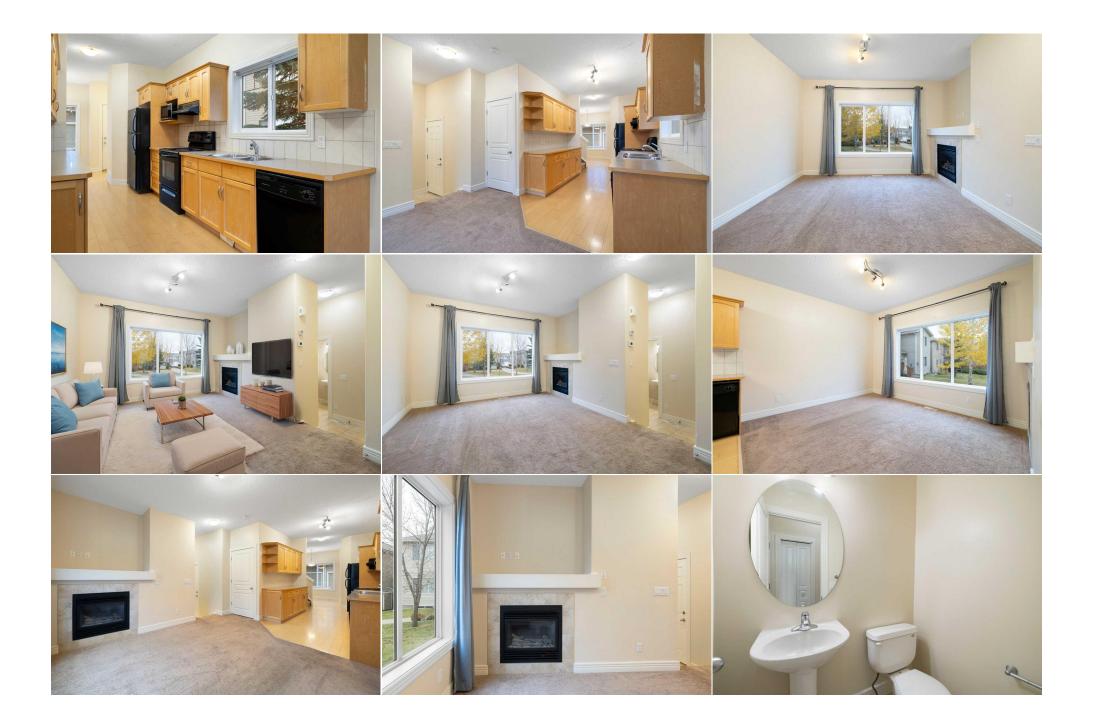








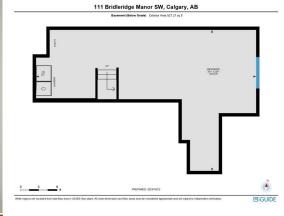


















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