



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 BRIDLECREST Drive #1224, Calgary T2Y0H6**

MLS® #: **A2180450**

Area: **Bridlewood**

Listing Date: **11/22/24**

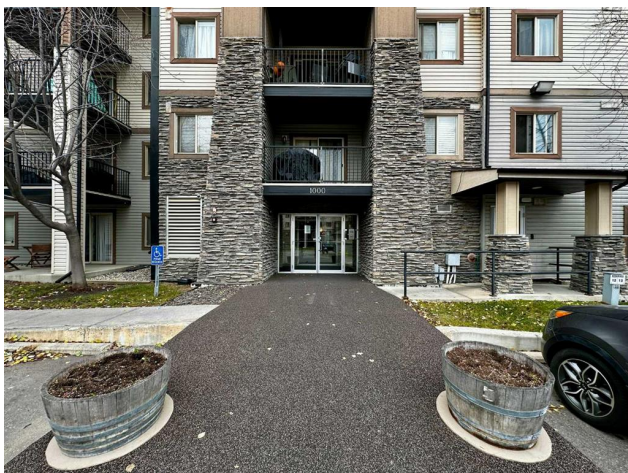
List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **722**  
Low Sqft:  
Ttl Sqft: **722**

DOM

**61**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Other**

Construction:  
**Stone,Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **None**  
Int Feat: **Kitchen Island,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 7`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 10`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`10" x 4`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>6`0" x 5`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`8" x 3`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$399**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **0812889**

Remarks

Pub Rmks: **Amazing opportunity to purchase this 2 bedroom 1 bathroom condo with in suite laundry and 1 titled parking stall.**  
Inclusions: **n/a**  
Property Listed By: **Real Estate Professionals Inc.**

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





