

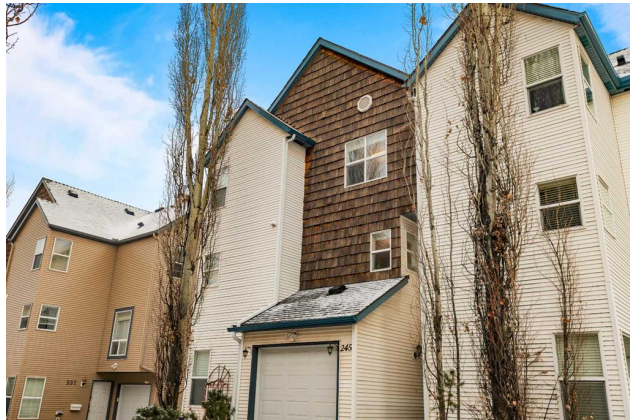


THE
A-TEAM

**RE/MAX
FIRST**

245 BRIDLEWOOD Lane, Calgary T2Y 3X8

MLS® #: **A2181393** Area: **Bridlewood** Listing Date: **12/18/24** List Price: **\$394,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **1,615 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,291**
 Low Sqft:
 Ttl Sqft: **1,291**

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Low Maintenance Landscape,Interior Lot,Level**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Slate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	3`7" x 11`5"	Living Room	Second	15`5" x 13`6"
Dining Room	Third	7`9" x 10`1"	2pc Bathroom	Third	6`4" x 3`0"
4pc Bathroom	Level 4	8`0" x 6`8"	Bedroom	Level 4	9`11" x 11`2"
Bedroom - Primary	Level 4	12`0" x 13`7"	Laundry	Level 4	5`7" x 2`8"
Hall	Main	13`6" x 3`5"	Kitchen	Third	13`0" x 10`1"

Legal/Tax/Financial

Condo Fee:
\$290

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **9910642**

Remarks

Pub Rmks: **Welcome to this beautiful 4-level split townhome. An ideal starter home or investment opportunity in a cozy, quiet, ideally located complex. With over 1400 sq ft of living space, this floorplan is sure to impress with openness where you want it and separation where you need it! On the main living level, you're greeted by a spacious living area that's perfect for relaxing or entertaining. The SOARING 12 FT CEILINGS create a dramatic yet inviting atmosphere. The cozy corner fireplace, and a large SOUTH-FACING window fills the space with natural light. The patio door leads to your private deck, where you can relax and enjoy serene views of a quiet walkway makes. All outdoor furniture is included with this home. The layout seamlessly flows into a well-appointed kitchen and dining area, offering plenty of room to cook and enjoy meals with family and friends. The OPEN-CONCEPT KITCHEN offers modern stainless steel appliances, and plenty of cabinet space to keep everything organized. Adjacent to the kitchen, there's a charming dining area ideal for entertaining, along with a convenient 2-piece powder room. Upstairs, there are 2 generously sized bedrooms, each providing comfort and privacy. Along with a 4-piece bathroom and the laundry, this level is perfect for a peaceful retreat or a space to work from home. You will also find an unfinished basement that can be used for extra storage, a workout room - so much potential! And finally, a SINGLE ATTACHED GARAGE is an added bonus. The multi-level design of this townhome adds a touch of architectural charm while maximizing functionality. Each level serves a purpose, creating distinct spaces for living, dining, and sleeping. The unique split-level layout also allows for creative furniture arrangements and plenty of storage opportunities. Whether you're looking for your first home, downsizing, or investing, located in Bridlewood, this home offers the perfect blend of style, comfort, and practicality. With LOW CONDO FEES, Quick Access to Stoney Trail, MacLeod Trail, C Train, Shopping and schools this property is a fantastic find. Don't miss your chance to experience this one-of-a-kind townhome. Schedule your viewing today!**

Inclusions: **all TV Mounts, TV in basement, TV in 2nd bedroom, all patio furniture, outdoor BBQ**

Property Listed By: **Nineteen 88 Real Estate**

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







