



THE
A-TEAM

**RE/MAX
FIRST**

246 BRIDELWOOD Court, Calgary T2Y 3Z2

MLS®#: **A2183690** Area: **Bridlewood** Listing **12/17/24** List Price: **\$649,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 20-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2001** Abv Sqft: **1,715**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,444 sqft** Ttl Sqft: **1,715**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding**
 Heating: **See Remarks** Flooring: **Carpet,Laminate**
 Sewer: **Balcony,BBQ gas line,Playground** Water Source:
 Ext Feat: **Washer/Dryer** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Washer/Dryer**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`2" x 8`5"	Living Room	Main	16`11" x 11`11"
Kitchen	Main	10`6" x 10`10"	Bonus Room	Second	15`1" x 13`0"
Laundry	Main	8`8" x 6`2"	Furnace/Utility Room	Basement	10`4" x 9`6"
Living Room	Basement	16`4" x 11`5"	Bedroom - Primary	Second	14`3" x 11`3"
Bedroom	Second	12`3" x 11`8"	Bedroom	Second	11`4" x 9`9"
Bedroom	Basement	15`11" x 9`11"	2pc Bathroom	Main	4`7" x 4`4"
4pc Bathroom	Second	7`7" x 4`11"	4pc Ensuite bath	Second	8`2" x 4`11"

**4pc Bathroom
Foyer**

**Basement
Main**

**6`9" x 6`3"
8`2" x 7`10"**

**Kitchen
Walk-In Closet**
Legal/Tax/Financial

**Basement
Second**

**10`2" x 5`2"
6`2" x 5`0"**

Title:
Fee Simple
Legal Desc:

9913076

Zoning:
R-G

Remarks

Pub Rmks: **2 story house in the heart of BRIDLEWOOD, Main floor has huge living room, Dining room and beautiful size kithecn,, Upstairs has 3 bedroom with 2 full bathrooms and huge size bonus room, Seperate entrance for the illegal 1 bedroom basement suite through tha garage WITH SEPERATE LAUNDRY & SEPERATE ENTRANCE & Heated garage. Front double attached garage,**

Inclusions:
Property Listed By: **N/A
First Place Realty**

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









