



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8 BRIDLECREST Drive #1130, Calgary T2Y 0H6**

MLS® #: **A2184046**      Area: **Bridlewood**      Listing Date: **12/19/24**      List Price: **\$349,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **992**  
 Low Sqft:  
 Ttl Sqft: **992**

DOM

**2**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard,Boiler**  
 Sewer:  
 Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Granite Counters,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Living Room</b>	<b>Main</b>	<b>46`6" x 40`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>37`9" x 31`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>37`6" x 33`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>46`9" x 36`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>33`8" x 33`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`8" x 10`5"</b>
<b>Entrance</b>	<b>Main</b>	<b>27`1" x 20`9"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$503**

**Fee Simple**

**M-2**

Fee Freq:

**Monthly**

Legal Desc: **0812889**

Remarks

Pub Rmks: **Alive with NATURAL LIGHT this 2 bed/2 bath CORNER unit has NEW LUXURY VINYL PLANK flooring, Window Coverings and FRESH white paint. This effective open concept floor plan has virtually no hallways maximizing use of space. Open kitchen with raised breakfast bar is capped with a GRANITE countertop. With bedrooms on opposite corners of the condo, it creates personal living space so can work well for roommates or tenants. The LARGE master bedroom has TWO CLOSESTS + AN ENSUTIE BATH. Both bathrooms are spacious. An additional building entrance is right beside this condo granting easy access for dropping off groceries, receiving guests from the guest parking or accessing free street parking for your 2nd vehicle. At just under 1000 sq ft there is ROOM FOR EVERYTHING. Rounding out your condo is in suite laundry, numerous storage spaces and Heated/Titled parking. Act now to book a viewing with your Realtor.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Realty Professionals**

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











