



THE
A-TEAM

**RE/MAX
FIRST**

129 BRIDLEWOOD Lane, Calgary T2Y 3X8

MLS® #: **A2185392** Area: **Bridlewood** Listing Date: **01/09/25** List Price: **\$395,000**
 Status: **Pending** 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: **904 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,234**
 Low Sqft:
 Ttl Sqft: **1,234**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$290

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 9910642

Remarks

Pub Rmks: **Looking for your first place that's as stylish as it is practical? This updated 2-bedroom townhome in Bridlewood with very low condo fees is the perfect fit! With an attached single garage, you can say goodbye to street parking and hello to convenience. Step inside and immediately feel at home with tons of natural light and fresh updates, including brand-new carpet, and fresh paint. The living room is all about comfort, with high ceilings, a cozy gas fireplace—perfect for those chill nights with a good movie or book and access to your very own deck/balcony with a promise to do your very own container gardening! The kitchen is a total highlight! It's got an awesome floating island that's perfect for meal prep, hosting friends, or just hanging out. The dining area overlooks the living room, creating an open vibe that's perfect for entertaining. Plus, there's a handy 2pc bath on the same level for added convenience. Upstairs, you'll find two spacious bedrooms, including a primary suite with a walk-in closet big enough to handle your wardrobe dreams. The second bedroom gives you plenty of room to grow, whether that's for a home office, guest room, or kids' space. You'll also appreciate the 4pc bath and laundry conveniently located upstairs. Need more space? The unfinished basement is ready for your imagination! Whether you want to turn it into a home gym, media room, or extra storage, the possibilities are endless. The Wildflower at Bridlewood is a super well-kept, pet-friendly complex, and it's just been spruced up with siding, roof, and garage doors. On top of that, it's got super low condo fees, making it even easier to love this place. And with a location that's close to parks, schools, shopping (hello, Shawnessy!), transit, and quick access to Stoney Trail, you're in the heart of it all. Bridlewood is a welcoming and still very affordable community, with a number of pathways that weave through the area. The east side of the community of Bridlewood features a natural wetland; the Bridlewood Creek Wetland. Ready to make this your first home? Don't wait—book your showing today.**

Inclusions: n/a

Property Listed By: **Property Solutions Real Estate Group Inc.**

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









