



THE
A-TEAM

**RE/MAX
FIRST**

246 BRIDLEWOOD Court, Calgary T2Y 3Z2

MLS®#: **A2189917** Area: **Bridlewood** Listing Date: **01/24/25** List Price: **\$649,999**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **3,444 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,715**
 Low Sqft:
 Ttl Sqft: **1,715**

DOM

8
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,Few Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Misting System**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

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

**2pc Bathroom
Kitchen**

**Main
Basement**

**4`7" x 4`4"
10`2" x 5`2"**

**4pc Ensuite bath
Walk-In Closet**
Legal/Tax/Financial

**Second
Main**

**8`2" x 4`11"
6`2" x 5`0"**

Title:
Fee Simple
Legal Desc:

9913076

Zoning:
R-5

Remarks

Pub Rmks: **2 story house in the heart of BRIDLEWOOD, Main floor has LVP FLOORING, 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 the garage WITH SEPERATE LAUNDRY & SEPERATE ENTRANCE, FULL SIZE KITCHEN & 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









