



THE
A-TEAM

**RE/MAX
FIRST**

47 BRIDLERIDGE Manor, Calgary T2Y 4C9

MLS® #: **A2197793**

Area: **Bridlewood**

Listing Date: **02/27/25**

List Price: **\$449,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2006**
Lot Information
Lot Sz Ar: **2,052 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,300**
Low Sqft:
Ttl Sqft: **1,300**

DOM

0
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Attached-Side by Side**

Parking

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

Access:
Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$332**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-1**

Legal Desc: **0513498**

Remarks

Pub Rmks: **Step into this charming duplex-style townhouse featuring 3 bedrooms, 2.5 bathrooms, and a single attached garage, all situated in the sought-after Bridlewood community. The main floor boasts a 9-foot ceiling and an open-concept layout, including a front dining room with large, bright windows, a newly painted modern kitchen, and a bright living room with a cozy fireplace. Upstairs, you'll find hardwood floors, a spacious master bedroom with large windows overlooking the garden, a walk-in closet, and a 4-piece ensuite. There are two additional generously sized bedrooms, another 4-piece family bathroom, and a versatile study nook. The finished basement offers a cozy family room. Conveniently located within walking distance to schools and providing easy access to public transit, don't miss the chance to own this lovely, quiet townhouse.**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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









