



## 8 BRIDLECREST Drive Calgary Alberta

\$281,900

WELCOME TO THIS 2 BDRM, 2 BATH, TITLED PARKING, MODERN, OPEN CONCEPT CONDO WITH LOW MAINTENANCE FEES THAT INCLUDE, HEAT, AND ELECTRICITY. Thats a rare one, you won't find often. Priced to sell, this condo has everything you need. PERFECT FOR AN INVESTMENT, THE TENANT RIGHT NOW PAYS \$2,000 A MONTH AND WANTS TO STAY. Walking in, you will notice that the dining area can also be used as a den or office. The kitchen is modern with QUARTZ COUNTERS AND BREAKFAST BAR. The living space is large, and there's access to your private covered balcony. The primary bdrm does fit a king size bed, and there is a walk-through closet to a 4 PIECE ENSUITE WTH QUARTZ COUNTER. The other bdrm is also a good size and the other 4-piece bath has a quartz counter as well. INSUITE LAUNDRY AS WELL. Walking distance to a bus stop that takes you to the Somerset/Bridlewood LRT station. Walking distance to Sobeys, Tim Horton's, Restaurants, Cafes, Starbucks, Evergreen Park and a short drive to Walmart, Home Depot, Canadian Tire, the YMCA, and Library. This community offers Top RATED SCHOOLS such as Bridlewood School and Glenmore Christian Academy. Outdoor recreation at Fish Creek Provincial Park, great access to 22X out to all the hiking and biking trails in Bragg Creek, and a quick drive to enter Stoney Trail. (id:6769)

Other 4.08 Ft x 8.17 Ft

Kitchen 7.75 Ft x 8.33 Ft

Living room 10.33 Ft x 12.33 Ft

Dining room 9.00 Ft x 6.42 Ft

Laundry room 2.58 Ft x 3.33 Ft

Other 7.67 Ft x 10.42 Ft

Den 8.33 Ft x 6.08 Ft

Primary Bedroom 9.83 Ft x 11.92 Ft

Other 7.58 Ft x 3.58 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 9.25 Ft x 12.17 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



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