



68 BRIDLEWOOD Crescent Calgary Alberta

\$539,900

****ATTENTION INVESTORS + RENOVATORS** WE ARE PUTTING A SALE ON in CALGARY + YOU ARE INVITED!**
OPPORTUNITY KNOCKS to obtain a **BLANK CANVAS** for your **RENOVATION** or **INVESTMENT PROPERTY** -
INVEST in YOUR future!!! Good Sized 3,412 Sq. Ft. Lot w/over 1828 Sq Ft Developed **LIVING SPACE** w/a
GREAT OPEN floor plan, Spacious Kitchen, Large Living Room, Metal + Wood Railings on the Stairs, Laminate
Floor, + Lots of Bright Windows. 3 bedrooms up, a 4 pc Bath Upstairs, + a 4 pc En-Suite off the Primary
Bedroom, w/WALK-IN Closet. A Developed Basement w/1 additional **POTENTIAL** Bedroom + REC Room.
Comes with a "W I D E" 23'5 X 17' 5" **DOUBLE GARAGE** w/Gas Line Roughed to the Garage + an **RV PARKING**
Pad beside it. **NEW Roof** in 2023, + a **NEW H2O Tank**. Great Quiet Location in the Crescent with access to
EVERYTHING including Stoney Trail + it's **EASY** to **ESCAPE** to the **MOUNTAINS**. Just **THINK** - it could be
RENTED OUT to create instant **CASH FLOW!** This **ONE** is a **NO BRAINER** for those looking to get into the
MARKET at a **REASONABLE PRICE**. At this price point, there isn't much to choose from. With falling interest
rates more buyers will be flocking back to the market, and **WINTER** brrrr is on its way, nice to have that Garage
to work in or park in hey? This is **SURE** to be a **VERY SAFE INVESTMENT**. Did I **MENTION** this is a **REALLY**
GREAT DEAL??? **DON'T DELAY**, this **OPPORTUNITY** is **NOT GOING TO LAST AT THIS PRICE** for **VERY LONG**.
CALL your **AGENT TODAY** to **VIEW**. This **DREAM** can become a **REALITY!** Just needs a bit of **TLC** and it even
comes with an **APPLIANCE** credit for \$3,000.00 to go with **New Appliances**. Yay!!! (id:6769)

Primary Bedroom 13.58 Ft x 10.92 Ft

Other 4.92 Ft x 4.75 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 9.83 Ft x 9.25 Ft

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Recreational, Games room 17.92 Ft x 11.00 Ft

Bedroom 11.75 Ft x 11.75 Ft

Laundry room 18.25 Ft x 5.83 Ft

Living room 14.25 Ft x 14.00 Ft

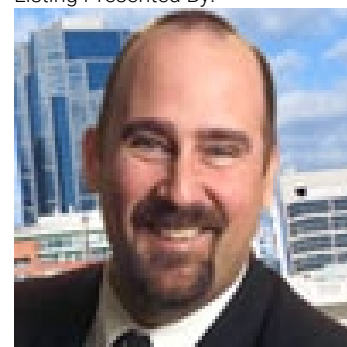
Kitchen 12.75 Ft x 8.58 Ft

Dining room 12.75 Ft x 10.25 Ft

Foyer 9.08 Ft x 4.50 Ft

2pc Bathroom 6.58 Ft x 5.75 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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