

**19 Bridleridge Link SW
Calgary, Alberta**

MLS # A2166388



\$510,000

Division:	Bridlewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Deta		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

No condo fees here! This is one of those complexes you encounter only a few times. People enjoy it so much that since it was built in 2003 only 18 units out of 38 homes were sold on the MLS. It means that statistically less than one unit a year had changed hands. One of the reasons is the exceptional location across the playground and just a short stroll from the C-Train station, 3 schools, Stoney Trail, and the huge Shawnessy shopping centre. The other is no condominium fees and never-ending uncertainty about the special assessment, raising fees, and pet restrictions. The owners have full control over their properties. The home offers a classic and uncomplicated floorplan with a large living room, spacious kitchen, half bathroom with washer and dryer, and dining room. The relaxing south-facing deck off the kitchen is a perfect place to unwind at the end of the day. A combination of wooden plank floor and tiles on the main floor is snap-to-clean and beautiful to see. The second floor features three bedrooms, including a primary one with a walk-in closet plus a full bathroom. The basement was finished with a massive family room and another full bathroom. An expansive backyard containing a single-car garage provides plenty of space for your kids to run around. There is additional parking in the back by the garage and plenty of choices on the street in front. And there is more: the washer, dryer, and hot water tank were replaced in May this year, the attic insulation was doubled, and there is a water softener. Don't miss this rare opportunity!