

111 Bridleridge Manor SW  
Calgary, Alberta

MLS # A2174320



## \$429,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,285 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Open House Saturday Afternoon 1:00pm - 4:00pm on October 26. Welcome to this charming West-facing duplex townhouse with 3 bedrooms, 2.5 bathrooms and a single attached garage, nestled in the popular Bridlewood community. The main floor with 9 feet ceiling and open concept layout provides a front dining room with large bright west facing windows, a stylish kitchen with lots of beautiful maple cabinets and black appliances, a bright living room with a cozy fireplace, updated carpet floor and large east facing windows towards a beautiful garden and a convenient 2pc powder room at the rear entrance. The upstairs with updated carpet offers a spacious east facing master bedroom with large windows towards the garden, a walk-in closet and a 4pc ensuite, two additional west facing good size bedrooms, another 4pc family bathroom and a versatile study nook. The basement is unfinished and ready for you to touch. Currently, it could be a gym area for you. The backyard is private with a patio and touched the peaceful garden. It is ideally located within walking distance to Bridlewood Elementary School and Monsignor J O'Brien School (K-9), public transit to Somerset C-train for a downtown trip or Chinook Center shopping, and easy access to Stoney Trail. Call for book your own showing now! Don't miss the opportunity to have this lovely quiet townhouse.