

**75 Bridleridge Manor SW**  
**Calgary, Alberta**

**MLS # A2202623**



**\$439,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Vinyl

**Roof:** Asphalt

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 332

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

A charming CORNER unit offering comfort and style in every detail. This lovely 2 storey townhouse offers you 3 BEDROOMS, 2.5 BATHROOM and a single attached garage. The main floor boasts a 9-FOOT ceiling and an open-concept layout, including a south facing front dining room with large, bright windows, a maple cabinets kitchen, and a bright living room with a cozy fireplace. Upstairs, you'll find a spacious Ensuite master bedroom with large window, additional generously sized two bedrooms, 4-piece family bathroom, and a versatile study nook. Enjoy your duplex style SOUTH side end unit / facing backyard , best location in the complex , your new home is flooded with natural light all day through all huge windows . All new vinyl floor ( 2023 ) , New paint ( 2023 ) , new all kitchen appliances ( 2023 ) , washer & dryer (2023), new roof and siding (2023). Well run complex with low condo fee . Move in ready condition , Call your realtor today !