

\$525,000 - 68 Bridlewood Crescent Sw, Calgary

MLS® #A2167679

\$525,000

4 Bedroom, 3.00 Bathroom, 1,316 sqft

Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

****ATTENTION INVESTORS + RENOVATORS** WE ARE PUTTING A SALE ON 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, BRAND NEW Stove, + Refrigerator (Nov 2024)+ 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



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 as it was a previous rental property. This HOME is waiting for you, BOOK your showing TODAY!!!

Built in 1997

Essential Information

MLS® #	A2167679
Price	\$525,000
Sold Price	\$527,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,316
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	68 Bridlewood Crescent Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3N1

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4

Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Oversized, RV Access/Parking
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Interior

Interior Features	Bathroom Rough-in, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	December 2nd, 2024
Days on Market	66
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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