

# \$585,000 - 145 Bridlewood Way Sw, Calgary

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MLS® #A2216829

**\$585,000**

4 Bedroom, 4.00 Bathroom, 1,369 sqft

Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

(Open house Sat May 10 @ 3-5 pm & Sun May 11 @ 2-4pm) Your Family's Next Chapter Awaits in This Charming Calgary Home!

Imagine coming home to a lovely residence nestled on a quiet street in a sought-after Calgary community. This delightful two-story offers the perfect blend of comfort, functionality, and convenience for your growing family.

Step inside and be greeted by a bright and airy open floor plan, ideal for seamlessly entertaining family and friends. The inviting living area features a corner gas fireplace, creating a warm ambiance for those cooler evenings. Just off the dining room, patio doors beckon you to your spacious backyard! Picture summer barbecues on the deck while the kids happily play in the yard with plenty of room to roam.

Upstairs, your primary bedroom awaits, a true retreat designed to comfortably accommodate a king-sized bed. Enjoy the convenience of a walk-in closet and privacy of your own 4-piece ensuite bathroom. Two additional good-sized kids' bedrooms, both with walk-in closets, and a well-appointed 4-piece main bathroom complete the upper level.

The lower level has brand new carpet and offers fantastic potential with an "illegal suite" featuring a convenient separate entrance from the garage. This space includes a good-sized



bedroom, a 4-piece bathroom, a comfortable family room, and a nice kitchen. Please note that you may wish to explore the City of Calgary bylaws regarding the legalization of secondary suites. The home also boasts a separate laundry area in the basement, ensuring privacy and convenience for both the main residence and the illegal suite.

Completing this wonderful home is vinyl plank flooring on the main and upstairs levels, new carpet in the basement and a double attached garage, providing secure and easy parking. Location is key, and this home truly delivers! Enjoy the ease of walking to the playground and schools, making those busy mornings a breeze. Plus, with quick access to Stoney Trail, shopping centers, and the LRT, all your needs and desires are within easy reach.

Don't miss the opportunity to make this fantastic family home yours! Schedule your showing today and start envisioning your future in this wonderful community.

Built in 2000

**Essential Information**

MLS® #	A2216829
Price	\$585,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,369
Acres	0.08
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	145 Bridlewood Way Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3S9

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	4
Zoning	R-1N

## Listing Details

Listing Office	Royal LePage Benchmark
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