

\$639,900 - 49 Bridle Estates Road Sw, Calgary

MLS® #A2086508

\$639,900

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

What an opportunity for this WALKOUT 55+ BUNGALOW VILLA in desirable Bridle Estates! You will love the curb appeal here with the beautiful, covered front porch & double attached garage. Generous front entry walks into this open concept plan with large kitchen and breakfast bar island which opens up to the living room with gas fireplace. The kitchen has loads of prep space & cabinet storage. Huge dining area at the front of the home could also be used as a flex space for an additional sitting area or home office. Hardwood throughout the main level, & you will also appreciate the BIG windows that attract loads of natural light to the main floor. Main floor laundry off of the garage entrance is very convenient. The main level also walks out to the rear deck, perfect for BBQs and sunny evenings. Huge primary bedroom with large ensuite + walk-in closet. 9' ceilings in the main and 9' ceilings in the walk-out basement which is developed with additional bedrooms, full baths & spacious rec/entertainment area with 2nd gas fireplace. Great basement storage as well. The basement walks out to a private lower patio, perfect for relaxing. This floor plan offers over 2500 square feet of developed space. Bridle Estates is just so desirable for what it offers. Community green space, club house & walking paths. The community HOA fee covers landscaping + snow removal. Awesome location! Footsteps to transit, shopping mall & close to Spruce Meadows. With the Stoney



Trail expansion, this makes this corner of the city very accessible to all corners of Calgary!
PLEASE CHECK OUT THE VIRTUAL TOUR on the listing.

Built in 2005

Essential Information

MLS® #	A2086508
Price	\$639,900
Sold Price	\$627,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,325
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	49 Bridle Estates Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5A9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Double Vanity, Granite Counters, Pantry, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Rectangular Lot
Roof	See Remarks
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	November 13th, 2023
Days on Market	34
Zoning	R-2
HOA Fees	170.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX FIRST
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