

\$609,900 - 20 Bridleridge Circle Sw, Calgary

MLS® #A2117464

\$609,900

4 Bedroom, 3.00 Bathroom, 1,359 sqft

Residential on 0.07 Acres

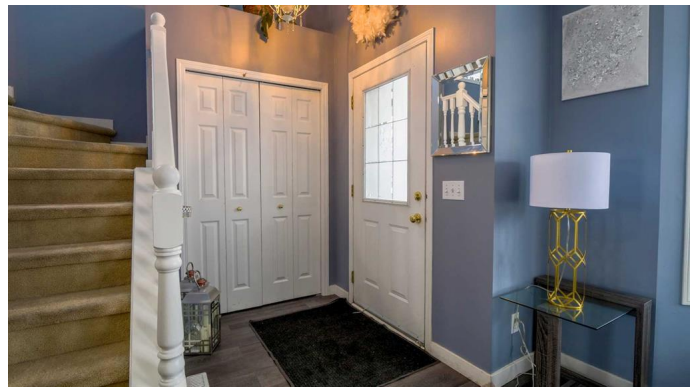
Bridlewood, Calgary, Alberta

Welcome to this charming 2-storey walkout home nestled in the heart of the family-oriented community of Bridlewood. Boasting over 1350 square feet of comfortable living space, this home offers a perfect blend of functionality and style.

As you step inside, you are greeted by a welcoming front living room and dining area, ideal for entertaining guests or enjoying family meals. A convenient half bathroom adds to the main floor's practicality. The cozy family room seamlessly flows into the refaced kitchen. The kitchen features fantastic rollouts and pot drawers throughout, along with a good-sized nook perfect for casual dining or morning coffee. Venturing upstairs, you'll find a spacious master bedroom with a cheater door leading to the large full main bathroom, complete with a tub, perfect for unwinding after a long day. Two additional bedrooms provide ample space for family members or guests. Notably, one of the bedrooms features French doors that adjoin the master, offering versatility and convenience.

Outdoor living is made easy with a large deck off the kitchen, providing the perfect spot for summer BBQs or enjoying the sunshine. The fenced yard ensures privacy and security, while a fully finished walkout basement (Illegal Suite) offers additional potential living space and convenient access to a detached double garage.

This home is equipped with extra upgrades for added comfort and convenience, including hot



water on demand (Tankless), air conditioning, and a storage shed. With easy access to public transportation, schools, and major roads, navigating the city is a breeze. Whether you're looking for a cozy family retreat or a welcoming space to entertain friends, this home offers aspects of comfort, convenience, and community. Welcome home to Bridlewood, where every day feels like a retreat.

Built in 2002

Essential Information

MLS® #	A2117464
Price	\$609,900
Sold Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,359
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	20 Bridleridge Circle Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4C7

Amenities

Parking Spaces	2
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Parking	Double Garage Detached, Off Street
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Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Playground
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 18th, 2024
Days on Market	21
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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