

\$549,999 - 79 Bridlewood Avenue Sw, Calgary

MLS® #A2140593

\$549,999

3 Bedroom, 2.00 Bathroom, 1,255 sqft

Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

This charming PACESETTER home is a true gem, offering 3 bedrooms and 1.5 baths within its 1,251 square feet. The welcoming front porch adds pleasant curb appeal, while a beautiful tree provides some privacy and shade. The home features ceramic tile and laminate flooring throughout. Recent updates include new fixtures and lighting, new trim and baseboards, and the entire interior has been freshly painted in a lovely white color.

The living room boasts a large bay window, and the well-appointed kitchen features ample cabinetry, under-cabinet lighting, a center island, and a corner pantry to store all your culinary necessities. Adjacent to the kitchen is the sun-lit dining room, roomy enough for a 6-person table and hutch. Upstairs, you will find three generously sized bedrooms and a luxurious 5-piece ensuite with a jacuzzi tub, perfect for relaxing. There is also a 2-piece powder room on the main level.

The back patio doors have been upgraded to beautiful French doors with built-in blinds, enhancing both style and functionality. Enjoy the south-facing backyard and cozy veranda, ideal for outdoor living. The lower level is a blank canvas, ready for your personal touch and is equipped with roughed-in plumbing for an additional bathroom.

This home is within walking distance to two elementary schools, parks, playgrounds, and



pathways for jogging or biking. Bridlewood Centre offers services such as daycare, dentist, doctor's clinic, pizza, salon, and more. Additionally, Sobey's and Shoppers Drug Mart are nearby to fulfill some of your daily needs. With easy access to Stoney Trail, 22X, and Macleod, commuting and daily errands are a breeze. The Shawnessy Shopping District is a quick 5-minute drive away, featuring Walmart, Superstore, Safeway, CO-OP, Canadian Tire, Home Depot, YMCA, and more. The new nearby shopping district, Buffalo Run, also features a Costco. With a wealth of amenities, LRT and public transit right at your doorstep, this home is situated in a peaceful and welcoming family-oriented neighbourhood that offers a great sense of community.

Built in 1999

Essential Information

MLS® #	A2140593
Price	\$549,999
Sold Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,255
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	79 Bridlewood Avenue Sw
Subdivision	Bridlewood

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3T1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2024
Date Sold	August 13th, 2024
Days on Market	50
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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