

\$719,000 - 154 Bridlewood Way Sw, Calgary

MLS® #A2145404

\$719,000

4 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

OPEN HOUSE THIS SUNDAY, 1-3! Welcome to your future home, a true gem nestled in a vibrant, family-oriented community that perfectly balances tranquillity with convenience. This 4 bedroom, 3 bathroom property is more than just a house—it's ideal for families and outdoor enthusiasts alike, offering a lifestyle that is both comfortable and enriching.

Moments away, you'll find a baseball field, where you and your family can enjoy weekends full of fun and recreation. A playground nearby offers a safe and engaging space for children to play, while the proximity to an elementary school ensures a short commute for young learners. Parents can rest easy knowing that all the necessities for family life are within a short distance, fostering a sense of community and ease of living. For those who cherish the outdoors, this home is a dream come true. It backs directly onto a lush green space, providing an expansive, natural view that changes with the seasons. The property is seamlessly integrated with the surrounding walking and bike paths, encouraging an active lifestyle and offering endless opportunities for morning jogs, leisurely strolls, or family bike rides. The balcony on the main level provides a private, elevated vantage point to take in the landscape—a perfect spot for your morning coffee or an evening glass of wine as you unwind and soak in the peaceful environment. Inside, the home is designed for both comfort



and functionality. The open-concept layout ensures a smooth transition between the living spaces, making it easy to entertain guests.

The kitchen on the main floor is well-appointed, with stainless steel appliances, ample counter space and storage, perfect for those who love to cook and host. The adjoining dining area benefits from natural light, creating a warm and welcoming atmosphere for family dinners or gatherings with friends.

The living room on the main floor is both cozy and spacious, featuring large windows that frame the picturesque view of the green space beyond. The primary bedroom is a true retreat within the home, boasting enough space to comfortably fit two queen-sized beds, making it a versatile sanctuary where you can relax and recharge.

One of the standout features of this property is the walk-out basement suite (illegal suite), which offers tremendous potential as an investment opportunity or a multi-generational living space. The illegal suite is complete with its own fireplace, adding a touch of warmth and charm that will be appreciated by any occupant.

Whether you're looking for a spacious home to raise a family, a peaceful retreat to enjoy the outdoors, or an investment property with income potential, this home checks all the boxes. Its prime location, coupled with its versatile layout and inviting features, make it a rare find in today's market.

Opportunities like this don't come around often. Book with Showingtime and experience firsthand all that this exceptional property has to offer!

Built in 1999

Essential Information

MLS® #

A2145404

Price	\$719,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,123
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	154 Bridlewood Way Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3S9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 17th, 2024
Days on Market	32
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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