# \$430,000 - 56 Bridleridge Manor Sw, Calgary

MLS® #A2163909

### \$430,000

3 Bedroom, 3.00 Bathroom, 1,318 sqft Residential on 0.04 Acres

Bridlewood, Calgary, Alberta

Welcome to this stunning, North-facing corner unit townhome, featuring 3 bedrooms and 2.5 bathrooms, nestled in the lively Bridlewood community. As you enter, you're immediately enveloped in a warm, organic, and whimsical atmosphere.

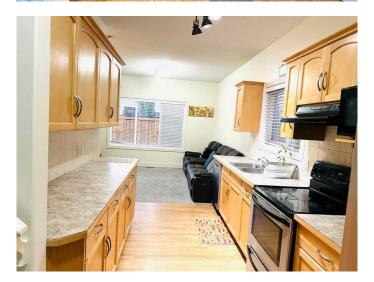
Step into the stylish kitchen, a space designed to inspire your culinary creativity. The sleek modern cabinetry, elegant countertops, and playful backsplash create a perfect blend of sophistication and fun.

The open-concept main floor boasts durable vinyl plank flooring, inviting you to relax in the cozy living space after dinner. The large south-facing window bathes the room in natural light, creating a serene and welcoming environment. Display your book or music collection on the built-in shelves above the gas fireplace while the sounds of your favourite records fill the home.

As the evening winds down, step out onto your private patio with a glass of wine. When it's time to retire, head upstairs to your spacious upper bonus area, perfect for a home office or secondary lounge. The large main bedroom, flooded with natural light from its oversized window, offers a functional bathroom and a luxurious walk-in closet. Unwind in the large soaker tub after a long day, while children or guests retreat to one of the two additional generously sized bedrooms. On weekends, explore your vibrant neighborhood, filled with cafes, restaurants, local shops, and extensive park systems right







at your doorstep. Take a peaceful stroll to nearby playgrounds or enjoy the convenience of walking your kids to and from school, just a 2-minute walk away. During the workweek, save time with easy access to Stoney Trail, making city commutes a breeze, or take a quick drive to the LRT for a downtown trip. Don't miss the opportunity to experience the unique ambiance of this quiet home!!

#### Built in 2006

### **Essential Information**

MLS® # A2163909
Price \$430,000
Sold Price \$425,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,318 Acres 0.04 Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Sold

## **Community Information**

Address 56 Bridleridge Manor Sw

Subdivision Bridlewood

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0A7

### **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Single Garage Attached

### Interior

Interior Features Laminate Counters, No Animal Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Garden

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 7th, 2024

Date Sold October 9th, 2024

Days on Market 32

Zoning M-1 d75

HOA Fees 0.00

### **Listing Details**

Listing Office Comox Realty

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