

# \$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. Donâ€™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
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.