

\$510,000 - 19 Bridleridge Link Sw, Calgary

MLS® #A2166388

\$510,000

3 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.05 Acres

Bridlewood, Calgary, Alberta

No condo fees here! This is one of those complexes you encounter only a few times. People enjoy it so much that since it was built in 2003 only 18 units out of 38 homes were sold on the MLS. It means that statistically less than one unit a year had changed hands. One of the reasons is the exceptional location across the playground and just a short stroll from the C-Train station, 3 schools, Stoney Trail, and the huge Shawnessy shopping centre. The other is no condominium fees and never-ending uncertainty about the special assessment, raising fees, and pet restrictions. The owners have full control over their properties. The home offers a classic and uncomplicated floorplan with a large living room, spacious kitchen, half bathroom with washer and dryer, and dining room. The relaxing south-facing deck off the kitchen is a perfect place to unwind at the end of the day. A combination of wooden plank floor and tiles on the main floor is snap-to-clean and beautiful to see. The second floor features three bedrooms, including a primary one with a walk-in closet plus a full bathroom. The basement was finished with a massive family room and another full bathroom. An expansive backyard containing a single-car garage provides plenty of space for your kids to run around. There is additional parking in the back by the garage and plenty of choices on the street in front. And there is more: the washer, dryer, and hot water tank were replaced in May this year, the attic insulation was doubled,



and there is a water softener. Don't miss this rare opportunity!

Built in 2003

Essential Information

MLS® #	A2166388
Price	\$510,000
Sold Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.05
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	19 Bridleridge Link Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4L4

Amenities

Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	September 28th, 2024
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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