

\$569,500 - 85 Bridleridge Road Sw, Calgary

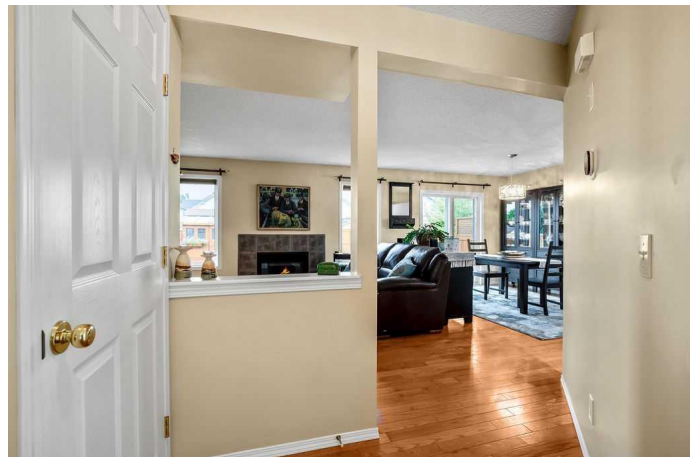
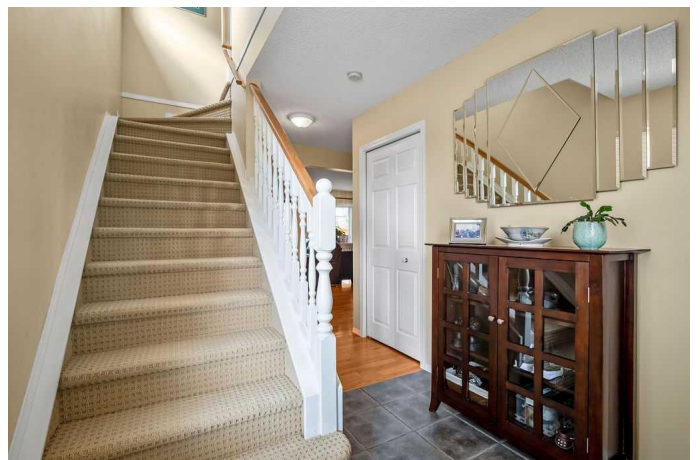
MLS® #A2267411

\$569,500

3 Bedroom, 3.00 Bathroom, 1,417 sqft
Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

OPEN HOUSE THIS SATURDAY, NOV. 15, 2-4PM. Come see a wonderful home! Welcome to Bridlewood. It is a quiet and mature community where schools, playgrounds, parks, wet lands, and shopping are all within the community. Where major routes to all corners of the city are at hand. Located on a quiet street, this two storey home is perfect for the young family or a couple seeking the 'right sized' home. Kept in absolutely, immaculate condition, home shows pride of ownership throughout. You will feel right at home when you enter into a comfortable living room that boasts hardwood floors and a gas fireplace. The kitchen looks onto the main living space and has a newer smart fridge with a water and ice dispenser. The handy main floor laundry is next to the heated and insulated double car attached garage. At the end of a day, retreat to the huge master bedroom large enough for a king sized bed that features a walk in closet and three piece ensuite. There are also two generously sized bedrooms that share a full bath. The lower level is perfectly set up for development and has has electrical upgrades. I have been saving the best for last. You will love the West facing back yard as it is the perfect place to spend summers. Relax on the oversized deck with its pergola and motorized blinds that offer shade on the hot days. Flanking the deck are box planters with irrigation providing excellent garden space. The 8'x12' Sunshed garden shop is fully wired



and perfect for the gardener or anyone wanting extra space. Rest assured knowing the 40 yr impact resistant shingles and high efficiency furnace have been recently replaced. The only thing that this beautiful home needs now is YOU!

Built in 2001

Essential Information

MLS® #	A2267411
Price	\$569,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.10
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	85 Bridleridge Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4E1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry
-------------------	--

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Gazebo, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	17
Zoning	R-G

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.