



**324 Bridlewood Lane SW  
Calgary, Alberta**

**MLS # A2290024**



**\$367,500**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 299
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully maintained two-bedroom townhouse in the highly sought-after community of Bridlewood, located in the popular Wild Flower at Bridlewood complex. Perfectly positioned in the heart of Bridlewood, this home offers an exceptional blend of comfort, functionality, and everyday convenience. Step inside to a bright and inviting open-concept layout highlighted by soaring ceilings and a spacious living room centered around a cozy gas fireplace—perfect for relaxing evenings. Large patio doors lead to your private deck, an ideal spot to enjoy your morning coffee or unwind after a long day. The thoughtfully designed kitchen features stainless steel appliances, rich maple cabinetry, and ample workspace, making it both stylish and practical for daily living. A convenient 2-piece powder room completes the main level. Upstairs, you will find two generously sized bedrooms, including a spacious primary bedroom with a walk-in closet. The upper level also offers convenient hallway laundry and a full 4-piece bathroom, thoughtfully located for easy access. Additional highlights include a single attached garage, low condo fees, and a quiet, well-managed complex. Enjoy unbeatable access to Stoney Trail, along with nearby schools, parks, shopping, restaurants, and public transit—making this an ideal location for first-time buyers, professionals, or investors. Don’t miss this fantastic opportunity. Book your private showing today!