



**139 Bridlewood Circle SW**  
**Calgary, Alberta**

**MLS # A2292477**



**\$577,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** shed

Welcome to your new home in the desirable Bridlewood community of SW Calgary! This 3-bedroom, 2.5-bathroom house offers the perfect blend of comfort and convenience with its open floor plan. NEW vinyl plank flooring throughout the main floor, also features a spacious kitchen with ample counter space, a cozy living room perfect for family gatherings. BRAND NEW Samsung refrigerator. Upstairs, you'll find a spacious master bedroom with a 3-piece ensuite, and two additional bedrooms along with a full bathroom. The laundry room at the upper level for your best convenience. The fully finished basement offers a large living room for family entertainment. Roof was replaced in 2022. The home offers a DOUBLE ATTACHED GARAGE with finished basement. The fenced yard is perfect for outdoor entertaining and relaxation with a LARGE back deck on a big lot. Located in Bridlewood, you will enjoy easy access to park and playground right across the street, schools, shopping, and public transit, making this well priced house you new home. Access to Stoney Trail, Spruce Meadows, Camping and nature in Kananaskis and more is super convenient from this ideal spot in SW Calgary. Vacant for quick possession.