



**227 Bridlewood Circle SW**  
**Calgary, Alberta**

**MLS # A2296472**



**\$629,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** N/A

Welcome to 227 Bridlewood Circle SW—an inviting, beautifully maintained home nestled on a quiet cul-de-sac in the highly desirable community of Bridlewood. Boasting over 2,300 sq ft of well-designed living space, this 4-bedroom, 3.5-bathroom residence is perfect for growing families or anyone seeking extra room to live and entertain. Standout features include a double attached garage with an overhead heater and a fully finished basement. The main floor offers a bright and welcoming living room, a functional kitchen with ample cabinetry, a dining area ideal for hosting, and a convenient half bath. Upstairs, you’ll find three spacious bedrooms, including a generous primary suite complete with a walk-in closet and private ensuite. A versatile bonus room provides the flexibility to serve as a fourth bedroom (with closet), home office, playroom, or media lounge. The finished basement further enhances the home with a fourth bedroom, a full bathroom, and a large recreation room—perfect for guests or additional family living space. Step outside onto the expansive deck and enjoy the sunny, west-facing, fully fenced backyard—ideal for kids, pets, and relaxing weekends. Located close to schools, parks, shopping, and public transit, this move-in-ready home offers the perfect blend of comfort, convenience, and location.