



**131 Bridlewood View SW  
Calgary, Alberta**

**MLS # A2301041**

**\$475,000**



<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,666 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Other	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to 131 Bridlewood View SW, a well-maintained end-unit townhouse offering the perfect blend of space, comfort, and convenience. With nearly 2,300 sq ft of total developed living space, this home features 3 bedrooms and 2.5 bathrooms, ideal for families or those needing flexible living space. Step inside to a bright and airy main floor, enhanced by 9-foot ceilings and an open-concept layout. The kitchen is thoughtfully designed with a breakfast bar, perfect for casual meals or morning coffee. The adjacent dining area is bathed in natural light from a large front-facing picture window, creating a warm and welcoming atmosphere. The living room, anchored by a cozy gas fireplace, is the perfect place to relax or entertain. Upstairs, the spacious primary suite is privately positioned at the rear of the home and features a walk-in closet and a 4-piece ensuite, offering a true retreat. Two additional generous bedrooms, a full bathroom, and the convenience of upper-level laundry complete this floor. The fully finished basement expands your living space with a versatile media/den area and room for a home office or fitness setup. Enjoy outdoor living on the covered patio, ideal for relaxing on warm summer days. The attached single garage with shelving, along with driveway space, provides parking for up to three vehicles. This home has been thoughtfully updated with key improvements, including: • Furnace (Nov 2024) • Hot Water Tank (May 2024) • Flooring & Paint (July 2025) • Dryer (Oct 2025) • Roof (July 2017) • Driveway Resurfaced (June 2023) Additional upgrades include updated lighting, fixtures, toilets, window coverings, screen door, decorative paneling, and dimmer switches. Located in a quiet, family-friendly community, you're just minutes from schools, shopping, parks, and pathways, with quick access to Stoney

Trail, Spruce Meadows, and Fish Creek Provincial Park. Move-in ready and offering exceptional value&mdash;schedule your private showing today.