



**4 Bridleridge Gardens SW
Calgary, Alberta**

MLS # A2308719



\$449,900

Division:	Bridlewood		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,189 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

This beautifully renovated home with a detached single garage, private yard, and NO CONDO FEES is the perfect opportunity for first-time buyers or investors alike. Best of all, this is NOT a condo! Located in the family-friendly community of Bridlewood, this second unit in a row of four sits directly across from a green space and playground, and is conveniently close to schools, transit, shopping, and other amenities. The inviting front porch welcomes you into a bright and spacious living room featuring large windows that fill the home with natural light. The main floor also offers convenient laundry, a 2-piece bathroom, and a functional kitchen and dining area overlooking the backyard perfect for family living and entertaining. Upstairs, you’ll find a thoughtfully designed layout with 3 bedrooms and a 4-piece bathroom complete with a relaxing soaker tub. The spacious primary bedroom includes a walk-in closet and a private 3-piece ensuite. Additional updates include a new roof changed in 2022. This home offers incredible value at an amazing price, you truly have to see it to believe it