



**27 Bridleridge View SW
Calgary, Alberta**

MLS # A2310777



\$410,000

Division:	Bridlewood		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,301 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, No Back Lane, See		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully maintained END UNIT townhome in the desirable community of Bridlewood! Offering approximately 1,300 SQ.FT. of living space, this duplex-style home features 3 bedrooms, 2.5 bathrooms, a single attached garage, driveway parking, and an incredible location surrounded by green space. Facing a large park and backing onto additional green space, this home offers both privacy and scenic views. The bright open-concept main floor features 9 FT ceilings, a spacious living room with a cozy fireplace, a centrally located kitchen, and a front dining area filled with natural light. A convenient 2-piece bathroom is privately located toward the back of the main floor, making the layout both functional and ideal for entertaining. Upstairs you'll find a spacious primary bedroom complete with a 4-piece ensuite, along with two additional bedrooms and another full 4-piece bathroom. The unfinished basement offers excellent potential for future development. Additional updates include a newer furnace and hot water tank for added peace of mind. Located close to schools, parks, playgrounds, shopping, transit, and only minutes to Stoney Trail, this home offers exceptional value in a family-friendly community.