



GRASSROOTS
REALTY GROUP

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39 Bridlewood Avenue SW
Calgary, Alberta

MLS # A2323974



\$489,900

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,235 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: shed

LOCATION! LOCATION! LOCATION! Nestled in the heart of Bridlewood, this bright and beautifully maintained home is the perfect opportunity for first-time buyers, growing families, or savvy investors. Step inside to rich dark hardwood floors and a spacious living room, creating the perfect setting for cozy evenings with family and friends. The refreshed kitchen features generous counter and cupboard space, complemented by an open dining area ideal for family meals and everyday living. Upstairs, you'll find two spacious dual primary bedrooms, each complete with its own private four-piece ensuite—offering exceptional comfort and privacy. Natural light floods every inch of the home, enhancing its bright, airy, and welcoming atmosphere. The fully developed basement expands your living space with a large recreation room, a third bedroom, and an additional four-piece bathroom—perfect for guests, a home office, or a growing family. Step outside to enjoy the low-maintenance backyard, thoughtfully finished with stone and artificial turf, providing the perfect space to relax or entertain without the upkeep. This move-in-ready home combines comfort, functionality, and an unbeatable location close to parks, schools, shopping, and all the amenities Bridlewood has to offer. Upgrades include: NEWER WINDOWS, NEW EXTERIOR DOORS, NEWER SHINGLES, UPDATED GARAGE ELECTRICAL, HOT WATER TANK and A/C UNIT.