



GRASSROOTS
REALTY GROUP

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137 Bridlewood Lane SW
Calgary, Alberta

MLS # A2328938



\$419,900

Division:	Bridlewood		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,666 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to an outstanding opportunity to enjoy the combined benefits of space, flexibility and convenience of low-maintenance townhome living. This bright end-unit townhome in Bridlewood offers exceptional privacy, additional natural light, and a versatile floor plan that is ideal for growing families, first-time buyers, professionals, or anyone looking for extra living space in a fantastic southwest Calgary location. Bridlewood is a well-established family community offering parks, playgrounds, pathways, nearby schools, shopping, restaurants, and excellent access to Stoney Trail, Macleod Trail, transit, and the Somerset-Bridlewood LRT Station. Whether you're commuting to work, taking the kids to school, or enjoying the nearby trails of Fish Creek Provincial Park, you'll appreciate the convenience and lifestyle this community provides. One of this home's standout features is that all three levels are above grade, allowing large windows throughout to fill the home with an abundance of natural light. As an end unit, you'll enjoy additional windows and an even brighter living environment. The entry level offers two spacious and flexible rooms that can easily adapt to your lifestyle. Whether you need a family room, home office, children's playroom, fitness area, hobby room, or even an additional bedroom, this versatile space allows the home to evolve with your family's changing needs. The second level serves as the primary living space, featuring a spacious living room anchored by a cozy gas fireplace and access to a gorgeous deck. Perfect for relaxing after work or entertaining family and friends. The adjoining kitchen offers cabinet and counter space, includes all major appliances, and flows into a bright dining area. A convenient two-piece bathroom completes this level. Upstairs, you'll find three comfortable bedrooms, two full bathrooms, and the added

convenience of upper-floor laundry. The spacious primary suite features its own private ensuite, creating a comfortable retreat at the end of the day. The attached single garage provides secure parking and additional storage, while the thoughtful multi-level design creates the separation of living spaces today's buyers value for work, family life, and entertaining. With three bedrooms, 2.5 bathrooms, flexible living areas, an attached single garage, the added benefits of an end-unit location, and an outstanding setting close to schools, parks, shopping, and transit, this home delivers exceptional value for buyers seeking space, functionality, and low-maintenance living in one of southwest Calgary's most desirable family communities.