



GRASSROOTS
REALTY GROUP

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119 Bridlewood Common SW
Calgary, Alberta

MLS # A2333559



\$569,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage		
Inclusions:	Sheds		

Welcome to 119 Bridlewood Common SW, a beautifully upgraded and move-in ready two-storey home offering over 1,900 sq. ft. of developed living space, including a fully finished walkout basement. Located in the family-friendly community of Bridlewood, this home combines modern upgrades, functional living space, and exceptional value. The bright main floor features an open-concept layout, and a spacious living and dining area. The airy kitchen showcases a stylish backsplash and overlooks the large deck and walk out backyard. Upstairs offers three spacious bedrooms, including a primary suite with a private 4-piece ensuite, while the fully finished walkout basement adds a large recreation room, fourth bedroom, and rough in for a future bathroom. Recent updates include a new roof (2020), central air conditioning and hot water tank (2022), plus smart home technology for added comfort and convenience. Outside, enjoy a fully fenced backyard with a large deck, two storage sheds, and an oversized detached double garage. Ideally located close to schools, parks, pathways, shopping, transit, and everyday amenities, this turnkey home offers the perfect combination of style, space, and location.