



GRASSROOTS
REALTY GROUP

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145 Bridleglen Road SW
Calgary, Alberta

MLS # A2339338



\$469,999

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,037 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 145 Bridleglen Road SW, a freshly updated 3-bedroom home tucked onto a quiet street in the family-friendly community of Bridlewood. With approximately 1,500 SQFT OF DEVELOPED LIVING SPACE, a finished basement and a sunny south-facing backyard, this home offers a surprising amount of space and is completely move-in ready. Step inside to a bright, OPEN LAYOUT with big windows throughout that bring in plenty of natural light. The home has just been refreshed with NEW PAINT, FLOORING, CARPET, LVP AND UPDATED BASEBOARDS, giving it a clean, modern feel. Custom zebra blinds are installed on every window, and a convenient POWER DEADBOLT at the front entry is another nice everyday upgrade. Upstairs you'll find 3 GOOD-SIZED BEDROOMS, including a spacious primary bedroom with a LARGE WALK-IN CLOSET, along with a full bathroom. With 2.5 BATHROOMS throughout the home, the layout works especially well for first-time buyers and young families. Downstairs, the FINISHED BASEMENT provides even more usable living space and is perfect for movie nights, a games room, kids' play area or entertaining friends. There is also plenty of additional storage to help keep everything organized. Outside, the SOUTH-FACING BACKYARD gets loads of sunshine and gives you plenty of room to enjoy the outdoors. Relax around the firepit, let the kids play or take advantage of the space for a FUTURE GARAGE. Bridlewood is known for its PARKS, PLAYGROUNDS, PATHWAYS AND SCHOOLS, with Bridlewood School, Monsignor J.J. O'Brien School and Marshall Springs School all close by. Everyday shopping and amenities are just minutes away, including nearby COSTCO. You are also close to FISH CREEK PROVINCIAL PARK, one of Calgary's best outdoor spaces with kilometres of pathways, trails, natural areas and

year-round recreation. SPRUCE MEADOWS is also just minutes away. Getting around the city is easy, with quick connections to STONEY TRAIL, MACLEOD TRAIL AND JAMES MCKEVITT ROAD SW, along with convenient access to public transit. Freshly renovated, move-in ready and ideally situated on a quiet street, 145 Bridleglen Road SW is a fantastic opportunity for first-time buyers, young families or anyone looking for a well-cared-for home in a welcoming, established community.