



**GRASSROOTS**  
REALTY GROUP

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**59 Bridleridge Manor SW**  
**Calgary, Alberta**

**MLS # A2225292**



**\$449,500**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this warm and inviting duplex-style townhouse in the heart of the beloved Bridlewood community. With 3 comfortable bedrooms, 2.5 bathrooms, and a single attached garage, this home is perfect for cozy family living. Step inside to find 9-foot ceilings and a bright, open-concept main floor that feels both spacious and welcoming. The front dining area is filled with natural light from the large windows. Curl up by the fireplace in the charming living room—perfect for relaxing evenings at home. Upstairs, rich hardwood floors lead you to a peaceful primary bedroom with lovely garden views, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms offer plenty of space for family or guests, along with another full bathroom and a quiet study nook ideal for reading or working from home. The finished basement provides a snug family room, great for movie nights or game time. Tucked away on a quiet street, this cozy townhouse is just a short walk to nearby schools and offers easy access to public transit. It's a true gem waiting for you to call it home.