



**GRASSROOTS**  
REALTY GROUP

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**227 Bridlewood Circle SW**  
**Calgary, Alberta**

**MLS # A2227934**



**\$665,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Pantry, See Remarks		

**Inclusions:** N/A

Welcome to 227 Bridlewood Circle SW – a well-maintained and spacious 4-bedroom, 3.5-bathroom home located on a quiet cul-de-sac in the friendly community of Bridlewood. With 2300 sq ft of living space, a double attached garage with overhead heater, and a finished basement, this home offers great value for families or anyone looking for extra space. The main floor features a bright living room, a functional kitchen with plenty of cabinets, a dining area, and a half bathroom. Upstairs, you’ll find three bedrooms including a large primary bedroom with its own ensuite and walk-in closet – plus a bonus room that’s perfect for a fourth bedroom upstairs with closet or home office, play area, or TV room. The finished basement adds even more space with a fourth bedroom, a full bathroom, and a large rec room – ideal for guests or extra living space. Outside, enjoy a fully fenced backyard, great for kids, pets, or relaxing on the weekend. Close to schools, parks, shopping, and public transit, this home is move-in ready and located in a great area. Book your showing today with your favourite Realtor and see what makes this home a great choice!