



GRASSROOTS
REALTY GROUP

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19 Bridlewood Road SW
Calgary, Alberta

MLS # A2229493



\$770,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Interior		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Curtains, Security System		

Exceptional value awaits on this 4-bedroom, 4-bathroom 2 storey home. Three of the four bathrooms have been updated. This home features two kitchens, with a new fridge and stove on the main floor making every meal come together. A valuable Legal Suite in a fully finished basement, that was newly painted, adds significant flexibility and income potential not to mention the separate entrance that is walk up to grade with its own private sitting area. Enjoy direct access to nature with a backyard that backs onto a Green Space, with lots of trails to nearby gems or enjoy your own back yard with a Fire Pit. Note that the Roof was replaced in 2022 and the House Siding was replaced in 2023. Bathroom vanities upgraded in the ensuite, top floor, and basement 2025. The convenience of living near major routes makes commuting a breeze, and this urban location ensures that you have all the amenities you need close by, lets not forget the hop skip and jump to the park. Book a showing so you don't miss the opportunity to own this turn-key residence!