



GRASSROOTS
REALTY GROUP

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69 Bridlewood Park SW
Calgary, Alberta

MLS # A2239101



\$539,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Landscaped, Level, Low Maintenance		

Heating:	Forced Air
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: NA

[OPEN HOUSE SATURDAY 12 JULY 2025, 2 to 4 pm] Welcome to this beautiful, well-maintained, and fully finished home in Bridlewood! As you enter, you will be welcomed by a beautiful OPEN CONCEPT LAYOUT on the main level. A spacious and inviting living room with a cozy GAS FIREPLACE and large BAY WINDOWS provides your friends and family a warm and inviting environment. Spacious kitchen with reverse-osmosis filtration system, corner pantry, and adjacent dining space with large windows brings in a great amount of light into the house. The powder room with laundry completes this floor. You can enjoy the afternoon sunshine in your fenced backyard. As you go upstairs, you will notice beautiful wood railings on the stairs, one full bathroom, 2 good-sized bedrooms, and a spacious primary bedroom with a spacious WALK-IN CLOSET. The FULLY FINISHED BASEMENT provides extra space for family and friends with a spacious FAMILY/RECREATION ROOM, bedroom, and a full bathroom. This home is within walking distance to schools, public transit, and a park. It's a MUST SEE!