



GRASSROOTS
REALTY GROUP

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269 Bridlemeadows Common SW
Calgary, Alberta

MLS # A2240884



\$640,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-N1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Quartz Counters		

Inclusions: n/a

Welcome to Bridlewood and this beautifully maintained, one-of-a-kind home that offers the perfect blend of comfort, function, and character. Located on a prime corner lot, this property stands out with its thoughtful design—ideal for families, multi-generational living, or those looking to downsize without compromise. The main floor is truly impressive, featuring soaring vaulted ceilings, a dramatic floor-to-ceiling brick fireplace, and sun-drenched living spaces with gleaming hardwood floors throughout. The open-concept kitchen is perfect for entertaining, with granite countertops, stainless steel appliances, ample pantry storage, and easy flow into the dining and living areas. You’ll find two bedrooms and laundry on the main level, making this a rare opportunity to age in place or enjoy the convenience of one-level living. The spacious primary suite features plenty of closet space and a private 4-piece ensuite, while the second bedroom is located just off another full bathroom. Walk directly out to the rear patio to enjoy your morning coffee or host summer BBQs. The upper level offers a massive loft/bonus room—perfect for a home office, playroom, or media lounge—while the fully finished lower level includes two more large rooms, one is a bedroom with a walk-in closet and ensuite, ideal for teenagers or guests and another one is a family room. A large storage room completes the basement level. Situated on a corner lot with tons of street parking, this home also provides space for the kids to play, walk to nearby parks, or enjoy a quick game of street hockey. Just a few homes down from a playground and close to schools, shopping, and transit, this is a location and layout that’s hard to beat. Flexible possession available—don’t miss your chance to own this truly special home!

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