



GRASSROOTS
REALTY GROUP

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59 Bridleridge Manor SW
Calgary, Alberta

MLS # A2241588



\$445,000

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

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

Inclusions: NA

Welcome to this charming duplex-style townhouse nestled in the heart of the sought-after Bridlewood community. Featuring 3 comfortable bedrooms, 2.5 bathrooms, and a single attached garage, this home offers the perfect blend of comfort and convenience for family living. Step inside to discover 9-foot ceilings and a bright, open-concept main floor designed for both relaxation and entertaining. The front dining area is bathed in natural light from large windows, while the cozy living room—with its welcoming fireplace—sets the stage for warm, relaxing evenings at home. Upstairs, hardwood floors lead you to a serene primary suite with picturesque garden views, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms provide ample space for family or guests, complemented by another full bathroom and a quiet study nook—perfect for reading or working from home. The finished basement extends your living space with a snug family room, ideal for movie nights or game time. Tucked away on a peaceful street, this home is within walking distance to schools and offers quick access to public transit. A true Bridlewood gem, ready for you to move in and make it yours!