



GRASSROOTS
REALTY GROUP

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49 Bridlewood Way SW
Calgary, Alberta

MLS # A2243750



\$680,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,869 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Paved, Pie Shaped Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters		

Inclusions: None

Welcome to this beautifully updated home located in the heart of Bridlewood, one of Calgary's most sought-after family communities. Offering over 2,400 sq ft of developed living space, this property features 3 spacious bedrooms and 2.5 bathrooms above grade, plus a fully developed basement with an additional bedroom, full bathroom, and generous living area—perfect for guests, teenagers, or a home office setup. Step inside to discover a bright and functional layout with tasteful upgrades throughout. The main floor showcases an inviting living room, a modernized kitchen with and a cozy dining area that opens onto a stunning backyard oasis—ideal for entertaining or relaxing on warm summer days. Upstairs, you'll find a beautiful bonus room, a large primary bedroom with an ensuite, two additional bedrooms, and a full bathroom. The developed basement adds incredible flexibility, offering a fourth bedroom, full bath, and a comfortable rec room. Situated on a corner lot and quiet street in a prime location, this home is just minutes from schools, shopping, parks, transit, and all the amenities Bridlewood has to offer. Whether you're growing your family or looking for a turnkey property, this home checks all the boxes. Don't miss your opportunity to own this move-in-ready gem in Bridlewood!