



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**137 Bridlewood Lane SW**  
**Calgary, Alberta**

**MLS # A2246260**



**\$429,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,654 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Par		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Brush		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 351
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Over 1,600 sq. ft.! Affordable 4-Bedroom Townhome in Bridlewood Spacious and versatile, this well-kept townhome offers over 1,600 sq. ft. of living space with low condo fees. Featuring 4 bedrooms plus a flex room that can easily become a 5th bedroom, this home is perfect for growing families or those who need extra space. The main floor boasts a cozy gas fireplace, while the large primary bedroom comes complete with its own 4-piece ensuite. Upstairs, you'll find two more bedrooms, another full 4-piece bathroom, and the convenience of upstairs laundry. Enjoy the attached single garage with additional driveway parking, and soak up the sun on your bright south-facing patio. Located in the heart of Bridlewood, you're close to schools, parks, shopping, and public transit. Don't miss this affordable opportunity to own a 4-bedroom, 2.5-bathroom townhome in a fantastic community!