



**GRASSROOTS**  
REALTY GROUP

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26 Bridlewood Way SW  
Calgary, Alberta

MLS # A2250044



**\$599,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Vinyl Windows		

**Inclusions:** NA

Pride of ownership shines through in this beautifully maintained 2-storey home, offered by only its second owner. Nestled in a prime location backing onto a school, this property offers the rare combination of quiet privacy, stunning city views, and unbeatable convenience. With a fully finished basement, this spacious home provides plenty of room for a growing family, guests, or a home office setup. Thoughtfully designed with functionality and comfort in mind, the layout maximizes both natural light and panoramic sightlines. Whether you're relaxing in the backyard or enjoying the views from the upper floors, you'll appreciate the sense of space and connection to the community around you. This is your opportunity to own a well-cared-for home in a sought-after location &mdash; ideal for families and professionals alike. Homes like this don't come up often. Don't miss your chance to make it yours!