



**GRASSROOTS**  
REALTY GROUP

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**63 Bridleridge Manor SW**  
**Calgary, Alberta**

**MLS # A2251915**



**\$425,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	Full, Unfinished	<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>	Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Proudly presenting this spectacular and well-maintained 1,299+ sqft Semi-Detached House in Treo at Bridlewood. This rare two-story condominium offers 3 bedrooms, 3 bathrooms, and a bright open layout designed for modern living. The main floor features durable laminate flooring, a spotless kitchen with polished appliances, and a seamless flow into the dining area—perfect for family gatherings and entertaining. A spacious living room with a cozy gas fireplace overlooks a serene green space, providing both comfort and privacy. Upstairs, the private primary retreat includes a large walk-in closet and a 4-piece ensuite. Two additional bright bedrooms share another full 4-piece bathroom, ideal for kids, guests, or a home office. A smartly designed office nook with built-in desk adds extra functionality not often found in homes of this size. The basement is unfinished space, ready for your personal touch, complete with convenient storage shelving. Natural light fills every corner of the home, creating a warm and inviting atmosphere. Located within walking distance to parks and Bridlewood School, and just minutes from shopping, groceries, coffee shops, and more, this home combines comfort, convenience, and value. Welcome to Treo at Bridlewood—Welcome Home!