



GRASSROOTS
REALTY GROUP

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251 Bridlewood View SW
Calgary, Alberta

MLS # A2262754



\$425,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,614 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Few Trees, Low Maintenance Landscape, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

This beautifully maintained semi-detached townhome offers over 1,600 sq. ft. of bright and functional living space in one of Calgary's most family-friendly communities. With 3 spacious bedrooms and 2.5 bathrooms, this home is perfect for growing families, first-time buyers, or anyone looking for a move-in-ready property with low-maintenance living. Step inside to find fresh paint throughout, brand new luxury vinyl plank flooring, and new carpet that make the space feel modern and refreshed. The main level features an open-concept layout with a cozy gas fireplace, large windows that fill the home with natural light, and a seamless flow between the kitchen, dining, and living areas. The kitchen is equipped with newer stainless steel appliances and plenty of counter space — perfect for cooking and entertaining. Upstairs, you'll find three generously sized bedrooms including a large primary suite with a walk-in closet and private ensuite. The unspoiled basement provides a blank canvas for your future development — whether you envision a rec room, home gym, or extra bedroom, the possibilities are endless. The single attached garage, low condo fees, and recent addition of a radon mitigation system add even more peace of mind and practicality. Lovingly cared for by the current owners, this home offers unbeatable value in a great community close to schools, parks, shopping, and easy access to Stoney Trail. Don't miss your chance to call Bridlewood home — schedule your private showing today!