



GRASSROOTS
REALTY GROUP

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154 Bridlewood Drive SW
Calgary, Alberta

MLS # A2263498



\$515,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,358 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Landscaped, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Storage		

Inclusions: Stove, Refrigerator (both in basement)

Investor Opportunity in Bridlewood! This 4 bedroom, 4 bathroom home sits directly across from greenspace with tons of parking. The main suite features a bright and functional layout with 3 bedrooms, 2.5 bathrooms, independent laundry, and a large deck with direct access to the backyard & parking pad. The primary bedroom includes a walk-in closet and 4 pc ensuite, appealing to long-term renters or family living. The legal basement suite offers a separate private entrance, independent laundry, 1 bedroom, a 4 piece bath, and plenty of storage space. The bay window brings in natural light, and a private lower patio creates a comfortable outdoor area for tenants. Additional features include a fenced yard, storage sheds, off-street parking pad, and a paved lane for easy access and low maintenance. Located near a playground and located in a great community, just steps from major bus routes, walking distance to public, Catholic, and GCA Christian schools, and a quick road to Stoney Trail, making it an excellent choice for those who work outside the home. Whether you're looking to add to your rental portfolio or live up and rent down, this property checks many boxes — ideal location, flexible layout, and excellent income potential!