



GRASSROOTS
REALTY GROUP

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11 Bridlewood Road SW
Calgary, Alberta

MLS # A2267253



\$649,800

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,988 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Irregular Lot, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island		

Inclusions: N/A

Welcome to 11 Bridlewood Road SW — the best lot on the block! This 4-bedroom, 3.5-bath home sits on a premium lot with no neighbours behind and only one beside, offering unmatched privacy in a quiet, family-oriented neighbourhood. Backing directly onto a beautiful green space, this home is perfectly positioned for those who value space, sunlight, and a serene setting. Step inside to a bright and inviting main level featuring soaring ceilings in the living room, creating an open and airy feel that’s perfect for gatherings. The kitchen overlooks the backyard, making it easy to keep an eye on kids or guests while preparing meals. Upstairs offers three spacious bedrooms, including a comfortable primary suite with a full ensuite. The fully finished basement adds versatility with an additional bedroom, full bath, and flexible living space for a home gym, office, or media room. Outside, enjoy a double attached garage, a private backyard with green space views, and convenient access to playgrounds, shopping, and schools — all just minutes away. This is a rare opportunity to own one of Bridlewood’s best lots. Don’t miss it!