



GRASSROOTS
REALTY GROUP

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40 Bridlewood Gardens SW
Calgary, Alberta

MLS # A2269509



\$529,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,112 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-G

Utilities: -

Inclusions: None

Updated Bungalow in Bridlewood. Rare find in this area. Welcome to this charming updated bungalow in desirable Bridlewood, ideally located close to four schools, shopping, and with easy access (Less than 5 minutes) to Stoney Trail. This home features fresh paint, new flooring, and is move-in ready with quick possession available. The main level offers an open floor plan with vaulted ceilings, creating a bright and spacious feel. The kitchen showcases patio doors that open to the backyard, perfect for entertaining or relaxing outdoors. The living room features a cozy gas fireplace, making it a great space for family gatherings. With two bedrooms on the main floor and an unfinished basement ready for your personal touch, this home offers excellent potential and value. Call today to book your private viewing!