



**GRASSROOTS**  
REALTY GROUP

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**154 Bridleridge Circle SW**  
**Calgary, Alberta**

**MLS # A2276126**



**\$505,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

<b>Inclusions:</b>	Storage shed
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Welcome to 154 Bridleridge Circle SE, a charming, fully finished two-storey home nestled in the heart of the family-friendly Bridlewood community. Offering over 1,300 sq ft of developed living space, this freshly painted home features a functional layout enhanced by large windows and abundant natural light throughout. The inviting covered front veranda sets the tone as you step inside. The main level features a large living room , and a convenient placed kitchen and dining space. The kitchen has plenty of counter and cupboard space with a window over the sink, perfect for watching kids and pets playing in the back yard. Upstairs, you’ll find three well-sized bedrooms and a 4-piece family bathroom, including a spacious primary bedroom with a large walk-in closet. The fully finished lower level provides exceptional flexibility and can easily serve as an additional bedroom, family room, home gym, office, or space for a home-based business. Outside, enjoy a private covered back patio, generous yard space for relaxing or entertaining, and a storage shed for added convenience. The property also offers ample parking, accommodating multiple vehicles and even trailers. A cute, move-in-ready home with versatile living spaces and fantastic outdoor features—perfect for first-time buyers, growing families, or savvy investors alike. Close to schools, shopping , and a quick exit to Stoney trail providing ultimate convenience for the commute.