



GRASSROOTS
REALTY GROUP

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**12 Bridleridge Court SW
Calgary, Alberta**

MLS # A2286980



\$539,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,294 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Storage		

Inclusions: shed, rain barrel

Welcome to 12 Bridleridge Court, tucked away on a quiet cul-de-sac in the desirable southwest community of Bridlewood. This well-maintained home features 3 bedrooms and 2.5 bathrooms designed for comfortable everyday living. The main floor provides a bright and practical layout that flows seamlessly to the walkout basement and deck, creating a great setup for both relaxing and entertaining. Step outside to enjoy the backyard complete with a garden and storage shed — ideal for outdoor enjoyment and additional storage. Upstairs you’ll find three well-sized bedrooms and a full bathroom, while the double attached garage adds year-round convenience and ample parking. Located close to schools, parks, and playgrounds, this home offers an excellent opportunity for families looking to settle in a welcoming southwest Calgary neighborhood. Don’t miss your chance to call this quiet cul-de-sac home.