



**34 Bridleglen Manor SW  
Calgary, Alberta**

**MLS # A2290544**



**\$515,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

OPEN HOUSE Saturday, March 7 @ 12-2pm! Welcome to 34 Bridleglen Manor SW—an inviting, modern, move-in-ready home nestled in the heart of Bridlewood! Thoughtfully updated and beautifully maintained, this charming two-storey offers comfort, functionality, and peace of mind with major upgrades already complete. Featuring 3 bedrooms upstairs and 1.5 bathrooms, this home is perfect for first-time buyers, young families, or anyone looking for a well-cared-for property in a family-friendly community. Step onto the welcoming front porch and into a bright, freshly painted interior (2021) that feels warm and refreshed throughout. The updated kitchen is both stylish and functional, offering ample cabinetry and workspace to make cooking and entertaining effortless. The main floor layout flows seamlessly between the kitchen, dining, and living areas, creating an ideal space for everyday living and hosting guests. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find three comfortable bedrooms and a full bathroom, providing a practical layout for families. The spacious primary retreat features double closets, offering excellent storage and organization. Each additional bedroom provides great natural light and flexibility—whether you need children’s rooms, a guest space, or a dedicated home office. Outside, enjoy your private backyard retreat complete with a back deck featuring a new railing and staircase, a dedicated dog run, and landscaping completed in 2021—perfect for relaxing summer evenings, weekend barbecues, or letting pets roam safely. This home truly stands out with its extensive 2021 upgrades, including a new furnace, new roof and siding, new front and back keypad entry doors, fresh paint, updated deck features, and a Nest thermostat for modern comfort and energy efficiency. These

big-ticket improvements provide long-term value and peace of mind for years to come. Ideally located in Bridlewood, this home is within close proximity to Bridlewood School, Monsignor J.J. O'Brien School, and Marshall Springs School, making school drop-offs quick and convenient. You're also just minutes from major roadways including Stoney Trail, MacLeod Trail, and James McKeivitt Road SW, providing easy access throughout the city. With nearby parks, pathways, shopping, and everyday amenities, 34 Bridleglen Manor SW delivers the perfect blend of upgrades, charm, and location. Book your showing today!