



**81 Bridlewood Manor SW
Calgary, Alberta**

MLS # A2294484



\$539,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,171 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

Tucked onto a quiet, low-traffic street in Calgary’s welcoming Bridlewood community, this home offers the kind of comfort and practicality that just makes sense—with a few extras that make it stand out. Sitting on a rectangular lot, you’ll appreciate the fully fenced backyard with plenty of space for kids, pets, or your future gardening ambitions. A beautiful apple tree brings beauty to the yard with its spectacular fall colours and spring bloom. There’s also a detached double garage, to protect your vehicle, or for extra storage as you see fit. Inside, the front living room greets you with a bright bay window and a cozy fireplace that’s perfect for everything from movie nights to cold winter evenings. The main floor flows easily into a sun-filled kitchen and dining area, where the U-shaped layout, pantry, and generous storage keep everything within reach—whether you’re cooking a feast or preparing an everyday meal. A convenient half bath rounds out the main level. Upstairs, the spacious primary bedroom features a walk-in closet, while two additional bedrooms and a full four-piece bath offer flexibility for family, guests, or a home office. The partially finished basement includes a dedicated laundry area and a large rec space ready for your ideas—gym, playroom, or the ultimate hangout spot. With air conditioning and sunlight streaming in from morning through evening, this home is ready to keep you comfortable year-round. Bridlewood is known for its friendly, family-oriented vibe, with parks, pathways, schools, and shopping all close by—so you can spend less time commuting and more time enjoying your surroundings. Come check out this home today!