



**309 Bridleridge Way SW  
Calgary, Alberta**

**MLS # A2303250**



**\$550,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-G

**Utilities:** -

**Inclusions:** N/A

**\*\*Immediate Possession Available \*\*** Welcome to 309 Bridleridge Way SW, a two-storey home in the family-friendly community of Bridlewood. Offering 1,383 sq ft of living space, this home features 3 bedrooms and 2 full bathrooms, making it a great fit for families or first-time buyers. It has Central Air Conditioning to made your summer comfortable and enjoyable. The main floor is bright and functional, with a newly renovated spacious kitchen complete with a central island, breakfast bar, stainless steel appliances flowing into both the living and dining area. Newer flooring throughout the main level for comfort and practicality. Upstairs, you'll find three well-sized bedrooms and a big bonus room with a fireplace, while the full unfinished basement provides a great opportunity to customize additional living space to suit your needs. Outside, the fully fenced yard includes a two level deck perfect for relaxing or entertaining. The attached double garage offers convenient parking and storage. Located close to parks, many schools, playgrounds, and shopping, this home combines everyday convenience with a welcoming neighborhood setting.