

# \$585,000 - 48 Bridlewood Road Sw, Calgary

MLS® #A2244133

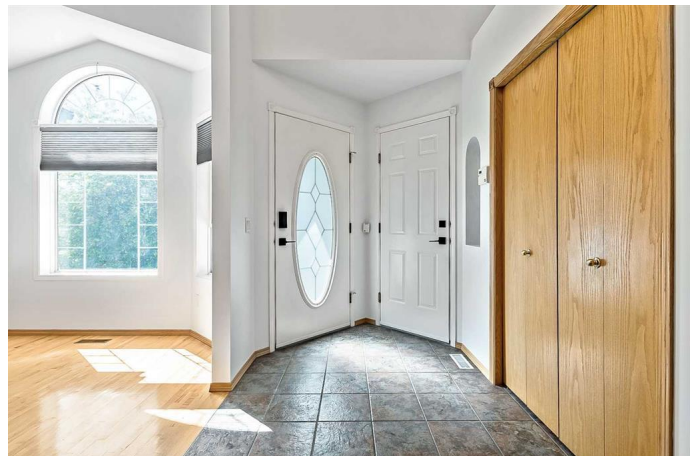
**\$585,000**

3 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

This exceptional bungalow in the desirable Bridlewood community offers turnkey living at its finest. Meticulously maintained and thoughtfully upgraded, this home welcomes you with vaulted ceilings and gleaming hardwood floors throughout the main level, which has been freshly painted to perfection. The well-designed floor plan features a bright island kitchen that flows seamlessly into a formal dining area, ideal for both everyday meals and special gatherings. Two comfortable bedrooms on the main floor, including the spacious primary bedroom with 4pc ensuite, provide convenient single-level living, while a third bedroom awaits in the fully finished basement. Comfort abounds with three full bathrooms, two inviting gas fireplaces, and essential upgrades including newer roof shingles, modern furnace, and updated water tank. The good-sized double attached garage offers secure parking and additional storage space. Step outside to enjoy your private rear deck overlooking mature trees and carefully tended shrubs, creating a peaceful outdoor retreat. The home's prime location provides easy walking access to schools, shopping centers, and excellent transportation options with proximity to light rail transit and Stoney Trail. This rare bungalow opportunity combines modern comfort with established neighborhood charm in a package that truly requires nothing more than your personal touch.



Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244133    |
| Price          | \$585,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,264       |
| Acres          | 0.10        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 48 Bridlewood Road Sw |
| Subdivision | Bridlewood            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3P8               |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                       |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Storage, Vinyl Windows                       |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Central, Natural Gas                                                                            |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 2                                                                                               |
| Fireplaces        | Gas, Living Room, Free Standing, Glass Doors                                                    |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Lighting, Storage                                               |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, Wood Frame                                            |
| Foundation        | Poured Concrete                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 7               |
| Zoning         | R-G             |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.