

# \$631,900 - 38 Bridlewood Drive Sw, Calgary

MLS® #A2212938

**\$631,900**

3 Bedroom, 4.00 Bathroom, 1,524 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

\*OPEN HOUSE, SATURDAY & SUNDAY MAY 10 & 11, 2025 FROM 2:00-5:00PM. A cozy 2 storey house with front garage in the vibrant community of Bridlewood. The house backs slightly onto a green space and a few steps to walking paths and parks in the rear. Step inside to a spacious foyer that flows into a bright, open living room with hardwood floors and kitchen with ceramic tile. The ample sized dining area opens to the large deck perfect for summer gatherings. With over 2,130 square feet of living space, the house offers a total of 3 bedrooms on the upper floor, primary bedroom has a walk-in closet and an ensuite and the second bedroom has a cheater ensuite. Basement has a 3-piece washroom and a sizeable family room that can be converted into another bedroom, gym or office. Location is great! Walking distance to a K-9 school, parks and accessible to Stoney Trail and Shawnessy Shopping Centre where YMCA, Banks, Cinemas, Grocery Stores and a High School is located. Recent updates include garage door(2025), furnace(2023), dishwasher(2023), Range hood(2024) and roof(2022). Central Vacuum is "as is". Look no further, it's a perfect family home. Book your showing today!

Built in 1998

## Essential Information

MLS® #

A2212938



|                |             |
|----------------|-------------|
| Price          | \$631,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,524       |
| Acres          | 0.10        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 38 Bridlewood Drive Sw |
| Subdivision | Bridlewood             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3R1                |

### Amenities

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

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                                        |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                    |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas, Living Room, Mantle                                                  |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 13               |
| Zoning         | R-1              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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