

**63 Bridleridge Manor SW
Calgary, Alberta**

MLS # A2251915



\$425,000

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,299 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Proudly presenting this spectacular and well-maintained 1,299+ sqft Semi-Detached House in Treo at Bridlewood. This rare two-story condominium offers 3 bedrooms, 3 bathrooms, and a bright open layout designed for modern living. The main floor features durable laminate flooring, a spotless kitchen with polished appliances, and a seamless flow into the dining area—perfect for family gatherings and entertaining. A spacious living room with a cozy gas fireplace overlooks a serene green space, providing both comfort and privacy. Upstairs, the private primary retreat includes a large walk-in closet and a 4-piece ensuite. Two additional bright bedrooms share another full 4-piece bathroom, ideal for kids, guests, or a home office. A smartly designed office nook with built-in desk adds extra functionality not often found in homes of this size. The basement is unfinished space, ready for your personal touch, complete with convenient storage shelving. Natural light fills every corner of the home, creating a warm and inviting atmosphere. Located within walking distance to parks and Bridlewood School, and just minutes from shopping, groceries, coffee shops, and more, this home combines comfort, convenience, and value. Welcome to Treo at Bridlewood—Welcome Home!