

85 Bridlewood Street SW  
Calgary, Alberta

MLS # A2257938



**\$595,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

Step into a spacious entryway with a large front closet, leading into an open-concept layout with excellent sight lines throughout. Expansive windows fill the home with natural light, creating a bright and welcoming atmosphere. The kitchen features abundant cabinetry, a peninsula island with an eating bar and stainless steel appliances—including a fridge with ice and water dispenser. Enjoy views of the sunny west-facing backyard from the kitchen or dining area, complete with a 12x24 deck—perfect for entertaining, BBQs, or a kids’ play area. Convenient main floor laundry includes additional storage cabinets. Upstairs, two generously sized bedrooms share a full bathroom, while the spacious primary suite easily accommodates a king-sized bed and dressers. The primary suite also offers a walk-in closet and a full ensuite with a corner soaker tub and separate shower. The finished basement boasts a large recreation/projector TV room, a fourth bedroom, and a newer 3pce bathroom with walk in shower. Additional highlights include excellent storage, brand new carpet and paint. A full-width front driveway, and a double attached heated garage. This air-conditioned home is waiting for the new owners and perfect for families! close to Schools, Shopping and Transit