

# \$645,000 - 48 Bridlewood Road Sw, Calgary

MLS® #A2225803

**\$645,000**

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® #	A2225803
Price	\$645,000
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	May 29th, 2025
Days on Market	9
Zoning	R-G

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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