# \$455,000 - 76 Bridlewood View Sw, Calgary

MLS® #A2245465

# \$455,000

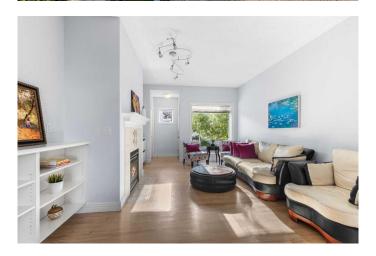
3 Bedroom, 3.00 Bathroom, 1,480 sqft Residential on 0.04 Acres

Bridlewood, Calgary, Alberta

WALKOUT | ONE OF THE LARGEST UNITS | LOWEST CONDO FEES IN THE AREA | PRISTINE CONDITION | UPGRADED FLOORING THROUGHOUT. Welcome to one of the largest and most beautifully maintained units in the complex, a rare walkout offering incredible views of Spruce Meadows and southeast Calgary. This 1,500 sq ft gem is move-in ready and shines with thoughtful upgrades, stylish finishes, and one of the lowest condo fees you'll find. The main floor boasts stunning hardwood flooring, a bright open layout, and a warm living area with a gas fireplace and built-in cabinetry. The spacious maple kitchen is complete with stainless steel appliances, a dedicated pantry, and direct access to a sun-drenched upper deck, perfect for BBQ season. Upstairs, you'll find a generous primary retreat with a walk-in closet and private 4-piece ensuite, along with two additional bedrooms and another full bathroom, all finished with fresh, newer carpet and neutral tones throughout. The fully finished walkout basement offers a large rec room, access to green space, and tons of storage in the utility room. This unit also comes with ceramic tile in all bathrooms and the mudroom, adding durability and style. Perfectly located near shopping, schools, transit, and walking paths, plus 2 convenient quest parking spots right outside your door. This is a rare opportunity to own a walkout in a well-run complex that truly stands out.







## **Essential Information**

MLS® # A2245465 Price \$455,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,480 Acres 0.04 Year Built 2002

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 76 Bridlewood View Sw

Subdivision Bridlewood

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3X7

#### **Amenities**

Amenities Parking, Snow Removal, Trash, Visitor Parking, Playground

Parking Spaces 2

Parking Additional Parking, Driveway, Single Garage Attached

# of Garages 1

## Interior

Interior Features Built-in Features, High Ceilings, No Animal Home, No Smoking Home,

Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Bar, Recessed

Lighting

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

## **Exterior**

Exterior Features Balcony, Lighting

Lot Description Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped,

Level, Low Maintenance Landscape, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 4th, 2025

Days on Market 1

Zoning M-1 d75

# **Listing Details**

Listing Office Town Residential

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