

# \$649,980 - 71 Bridleridge Crescent Sw, Calgary

MLS® #A2196537

**\$649,980**

4 Bedroom, 4.00 Bathroom, 1,646 sqft  
Residential on 0.09 Acres

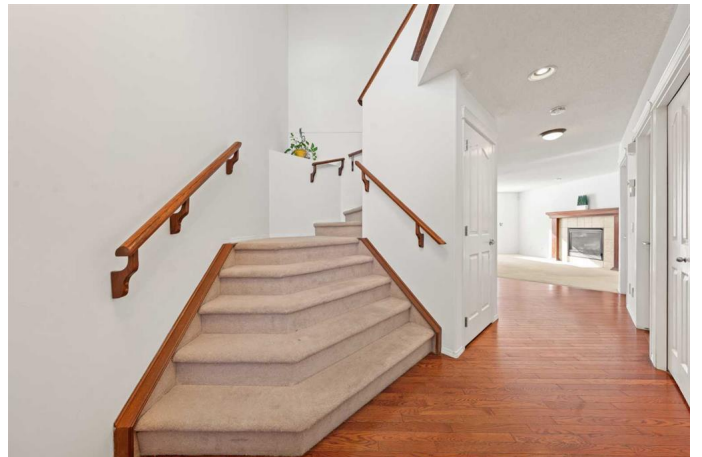
Bridlewood, Calgary, Alberta

**\*\*\*OPEN HOUSE Saturday and Sunday -  
March 29 & 30, 2025 - 2:00 pm to 4:00 pm\*\*\***  
Welcome to 71 Bridleridge Crescent SW, a beautiful FULLY DETACHED HOME in the sought-after community of Bridlewood. This well-maintained and FRESHLY PAINTED TWO-STORY property features 4 SPACIOUS BEDROOMS, 3.5 BATHROOMS, a FINISHED BASEMENT, and an ATTACHED DOUBLE GARAGE. Modern open floor plan - main floor features gorgeous hardwood flooring, Kitchen features white cabinetry, STAINLESS STEEL APPLIANCES, a corner walk-in pantry, a large island with dual sinks, and ample counter space. Sliding doors open to a COVERED DECK with skylights, perfect for year-round outdoor relaxation, this home is perfect for families looking for comfort, style, and functionality.  
Close to schools, parks, and shopping, with easy access to transit & major roads like Stoney Trail & Macleod Trail. This home is a fantastic opportunity to own a spacious, MOVE-IN READY home in Bridlewood. Whether you're a growing family or looking for a home with additional living space, 71 Bridleridge Crescent SW offers it all.

Built in 2002

## Essential Information

MLS® #	A2196537
Price	\$649,980



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,646
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	71 Bridleridge Crescent Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4E9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	35
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.