

# \$595,000 - 115 Bridlewood Common Sw, Calgary

MLS® #A2213225

**\$595,000**

4 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.07 Acres

Bridlewood, Calgary, Alberta

Welcome to this two-storey home nestled in the heart of Bridlewood—just a few short blocks from the local school and surrounded by a family-friendly community. With fantastic curb appeal, this home greets you with mature landscaping and a cozy front porch, perfect for morning coffee or evening visits. Inside, you’ll find a freshly painted, bright, open-concept main floor filled with natural light. The spacious front living room flows seamlessly into a functional kitchen, dining area and family room—ideal for everyday living and entertaining. Throughout the main level, you’ll find gleaming hardwood floors, giving a warm feel to the home. Making your way upstairs, you’ll notice the beautiful new carpet on the staircase and throughout the upper level. The 2nd floor is comprised of the primary bedroom, two additional generously sized bedrooms and a 4-piece bath. The fully separate ILLEGAL basement suite provides a great income opportunity. It features a large bedroom, den/office, 3-piece bathroom, full kitchen, in-suite laundry, and a huge recreation/living room. Soak up the sun on your south-facing upper deck, or unwind in the shade of the lower-level patio. The backyard is beautifully landscaped and provides a private outdoor space. Rounding out this property is an oversized double detached garage—a dream setup for hobbyists, mechanics, or anyone with extra toys and tools. This home offers space, flexibility, and charm in a location that’s



hard to beat. Worthy to note: newer roof  
(2020), newer furnace (2019), 75 gallon HWT.  
Come and see the possibilities today!

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213225    |
| Price          | \$595,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,242       |
| Acres          | 0.07        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 115 Bridlewood Common Sw |
| Subdivision | Bridlewood               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 3R8                  |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Separate Entrance                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air                                                                      |

|              |                                          |
|--------------|------------------------------------------|
| Cooling      | None                                     |
| Has Basement | Yes                                      |
| Basement     | Exterior Entry, Finished, Full, Walk-Out |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony                                      |
| Lot Description   | Back Yard, Lawn, Rectangular Lot             |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | R-G              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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