

# \$574,000 - 79 Bridleglen Manor Sw, Calgary

MLS® #A2209812

**\$574,000**

3 Bedroom, 2.00 Bathroom, 1,313 sqft  
Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

Open House Saturday May 3rd from 12- 3 pm. Welcome to a home where comfort meets charm—nestled on a quiet, pie-shaped lot in the heart of the warm and welcoming community of Bridlewood. From the moment you arrive, you™ll be captivated by the freshly updated exterior—featuring a new roof, soffits, eaves, and siding—setting the perfect tone for what™s waiting inside. Step through the front door into a bright, airy living space where natural light pours through large windows, casting a golden glow on every gathering and quiet moment alike. The spacious living room invites laughter and conversation, while the cozy family room is perfect for curling up with a book or enjoying movie night with loved ones. At the heart of the home, the kitchen sparkles with brand-new appliances, designed both for everyday living and special occasions. Whether you™re hosting weekend brunches or savoring your morning coffee, this space is built for connection and comfort. A convenient 2-piece bath completes the main floor. Step outside to your sun-drenched, west-facing backyard, where evenings are made for al fresco dining on the patio, gardening, or unwinding as the sun sets behind your double detached garage. There™s plenty of space to relax, play, and make lasting memories. Upstairs, you™ll find three serene bedrooms, each offering a peaceful retreat after a long day. A stylish and functional 4-piece bathroom adds ease and comfort to your daily routine. And just below it



all, an unspoiled basement awaits your personal touch—whether you envision a home gym, recreation room, guest suite, or cozy hideaway, the possibilities are endless. Bridlewood is a way of life—blending nature, community, and convenience. Families will appreciate being close to top-rated schools like Bridlewood School and Glenmore Christian Academy, while weekends invite adventure through nearby parks, playgrounds, and the expansive trails of Fish Creek Provincial Park. Everyday essentials are right around the corner at Shawnessy Village, and with easy access to Stoney Trail and Macleod Trail, commuting is seamless keeping you connected to the city while enjoying the peace of suburban living. This is more than a house—it's a place where memories are made, stories begin, and life unfolds beautifully. Welcome home!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209812    |
| Price          | \$574,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,313       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 79 Bridleglen Manor Sw |
| Subdivision | Bridlewood             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Y3X1  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows  |
| Appliances        | Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Cul-De-Sac, Few Trees, Landscaped, Level, Pie Shaped Lot, Private, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 29th, 2025 |
| Zoning      | R-G              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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