

# \$450,000 - 32 Bridlewood View Sw, Calgary

MLS® #A2213733

**\$450,000**

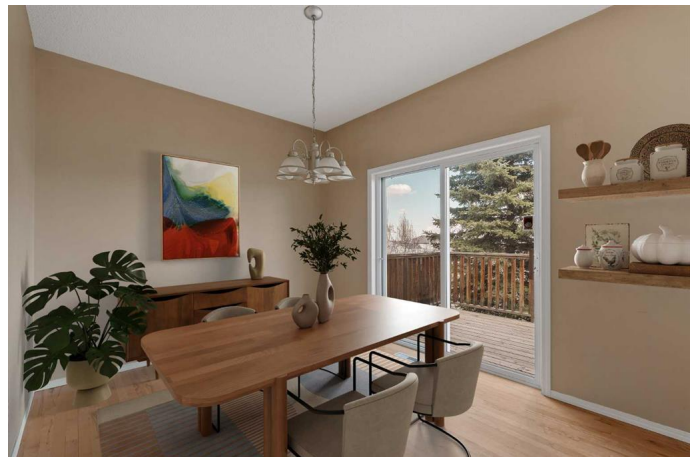
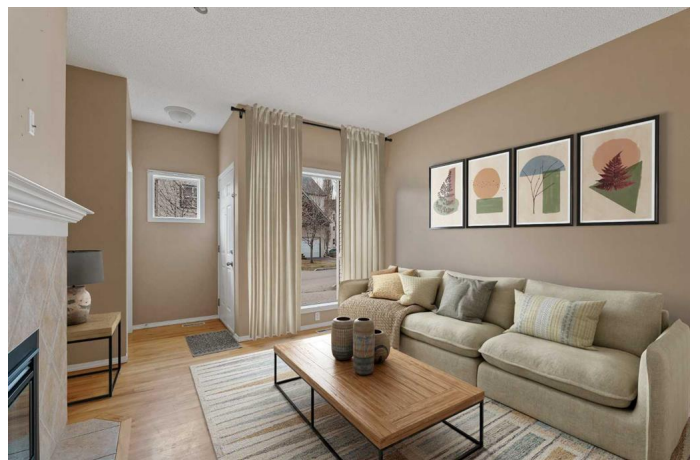
3 Bedroom, 3.00 Bathroom, 1,478 sqft

Residential on 0.04 Acres

Bridlewood, Calgary, Alberta

Move-in ready 3 bedroom, fully finished townhome with a total living space of 2130 square feet, complete with a finished walkout basement and an attached garage!

Advantageously located within this charming, family-friendly community within walking distance to schools, shops and the Bridlewood Marsh for bird and wildlife watching. Just minutes away from Spruce Meadows a world-class equestrian sports facility with engaging events and summer fireworks, the semi-private picturesque Sirocco Golf Club and endless additional shopping, dining, the LRT Station, YMCA and library in Shawnessy. The newly finished ring road makes leaving the community a breeze with easy access to Costco and a multitude of other amenities in Buffalo Run. After all of the adventure come home to a quiet sanctuary with parking safely out of the elements in the attached garage with extra room on the private driveway. Hardwood floors and sunny west exposure make the living room a welcoming retreat for relaxing in front of the gas fireplace. White and neutral, the kitchen inspires culinary creativity with an included island for tons of additional prep space. Adjacently, the dining room hosts family meals and guests. Patio sliders lead to the top deck encouraging casual barbeques and time spent unwinding. Retreat at the end of the day to the primary bedroom on the upper level with a private 4-piece ensuite and a large walk-in closet. Both additional bedrooms are spacious and bright sharing the



second 4-piece bathroom. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Gather in the professionally finished rec room in the walkout basement and come together in front of the second fireplace flanked by built-ins. This great multi-use level has extra room for games, fitness, work and play plus ample storage. Walk out to the lower deck and enjoy the mature trees and grassy lawn while sipping your morning coffee or spending lazy weekends lounging while the kids play in the fresh air. This home has it all including an unsurpassable location, there's nothing left to do but move right in! Video tour link: <https://youtu.be/E8cVqj8SUho>

Built in 1999

### Essential Information

MLS® #	A2213733
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,478
Acres	0.04
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	32 Bridlewood View Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 3X7

### Amenities

Amenities Snow Removal, Visitor Parking  
Parking Spaces 2  
Parking Driveway, Single Garage Attached  
# of Garages 1

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Kitchen Island, Storage, Walk-In Closet(s), Soaking Tub  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Gas, Living Room, Recreation Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Lighting  
Lot Description Back Yard, Landscaped, Lawn, Many Trees  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 25th, 2025  
Days on Market 12  
Zoning M-1

### Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.