

\$574,900 - 261 Bridlecreek Park Sw, Calgary

MLS® #A2260446

\$574,900

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

DOUBLE ATTACHED GARAGE | FULLY DEVELOPED | CORNER LOT | QUICK & EASY ACCESS | Nicely located, this fully developed bungalow offers charming curb appeal, a sunny backyard with garden & provides easy access to amenities. Designed with spacious rooms & an abundance of natural light, you are welcomed into this home in the front living room with high ceilings & large windows; the open dining area & kitchen lends itself to gathering with family & friends. The kitchen showcases granite counters, stainless steel appliances & a moveable island. At the rear of the home is a wonderful flex space that could serve as a breakfast nook or simply a casual sitting area to enjoy your morning coffee; with direct access to the large deck. There are two generous sized bedrooms & a 4pc bathroom completing this level. The lower level is finished with a family/games room, 3rd bedroom, wet bar/kitchenette with Sub Zero refrigeration drawers, a full bathroom; plus lower laundry room & extra storage. This home sits on a sunny corner lot and is fully fenced & landscaped; complete with deck, enclosed gazebo, shed & your own garden. Also; NEW ROOF; the shingles have been replaced within the last 2 yrs! THIS IS THE ONLY BUNGALOW WITH DOUBLE ATTACHED GARAGE IN ALL OF SOUTH CALGARY UNDER \$600K; don't miss this incredible opportunity & unlock the potential this home has to offer. Immediate



possession available.

Built in 1998

Essential Information

MLS® #	A2260446
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	261 Bridlecreek Park Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

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.