

# \$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
Zoning	R-G

## Listing Details

Listing Office	The Real Estate District
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