

**27 Bridleridge View SW**  
**Calgary, Alberta**

**MLS # A2310777**



**\$435,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, No Back Lane, See		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this beautifully maintained END UNIT townhome in the desirable community of Bridlewood! Offering approximately 1,300 SQ.FT. of living space, this duplex-style home features 3 bedrooms, 2.5 bathrooms, a single attached garage, driveway parking, and an incredible location surrounded by green space. Facing a large park and backing onto additional green space, this home offers both privacy and scenic views. The bright open-concept main floor features 9 FT ceilings, a spacious living room with a cozy fireplace, a centrally located kitchen, and a front dining area filled with natural light. A convenient 2-piece bathroom is privately located toward the back of the main floor, making the layout both functional and ideal for entertaining. Upstairs you'll find a spacious primary bedroom complete with a 4-piece ensuite, along with two additional bedrooms and another full 4-piece bathroom. The unfinished basement offers excellent potential for future development. Additional updates include a newer furnace and hot water tank for added peace of mind. Located close to schools, parks, playgrounds, shopping, transit, and only minutes to Stoney Trail, this home offers exceptional value in a family-friendly community.