

# \$449,500 - 59 Bridleridge Manor Sw, Calgary

MLS® #A2225292

**\$449,500**

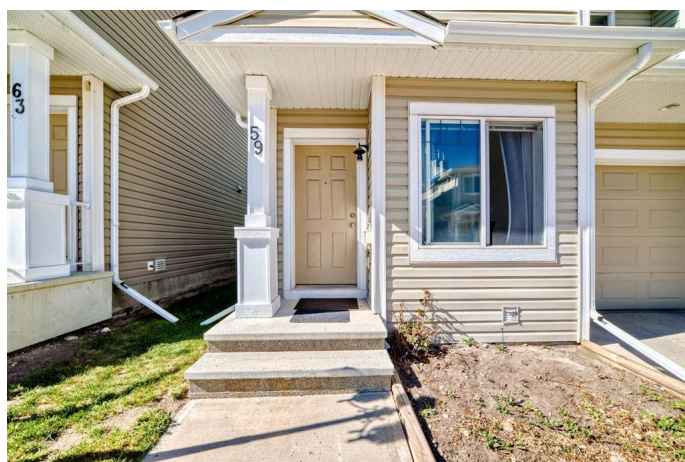
3 Bedroom, 3.00 Bathroom, 1,299 sqft

Residential on 0.04 Acres

Bridlewood, Calgary, Alberta

Welcome to this warm and inviting duplex-style townhouse in the heart of the beloved Bridlewood community. With 3 comfortable bedrooms, 2.5 bathrooms, and a single attached garage, this home is perfect for cozy family living. Step inside to find 9-foot ceilings and a bright, open-concept main floor that feels both spacious and welcoming. The front dining area is filled with natural light from the large windows. Curl up by the fireplace in the charming living room—perfect for relaxing evenings at home.

Upstairs, rich hardwood floors lead you to a peaceful primary bedroom with lovely garden views, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms offer plenty of space for family or guests, along with another full bathroom and a quiet study nook ideal for reading or working from home. The finished basement provides a snug family room, great for movie nights or game time. Tucked away on a quiet street, this cozy townhouse is just a short walk to nearby schools and offers easy access to public transit. It's a true gem waiting for you to call it home.



Built in 2006

## Essential Information

MLS® # A2225292

Price \$449,500

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,299
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	59 Bridleridge Manor Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0A7

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Playground
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	45
Zoning	M-1 d75

**Listing Details**

Listing Office	CIR Realty
----------------	------------

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.