

# \$754,900 - 69 Bridle Estates Road Sw, Calgary

MLS® #A2246271

**\$754,900**

3 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

"" OPEN HOUSE:: SUNDAY, SEPTEMBER

14, 3:00 - 5:00 PM "" Excellent one owner, fully developed walkout with loads of quality recent upgrades and custom features when first built. Plus 55 age restricted. One of the larger original floor plans. Open main floor plan with spacious kitchen, island, granite countertops, walk in pantry, open to a spacious great room with gas fireplace and custom built in wall unit, separate formal dining room (custom built in hutch) for family and formal dinner get togethers, large primary bedroom with full ensuite including separate soaker tub and shower, lower level walkout featuring a huge lower level family room with gas fireplace and custom built wet bar, two spacious bedrooms, full bath, concrete patio to a private and beautifully landscaped rear yard. Upgrades include central air conditioning, beautiful vinyl plank main floor flooring, custom crown moldings throughout the main floor, leaded glass inserts, concrete tile roof, underground sprinklers. Full width rear upper deck with gas line. Very private rear yard setting (no rear neighbours), west facing for amazing sunshine and mountain view afternoons

Built in 2005

## Essential Information

MLS® # A2246271

Price \$754,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,409                  |
| Acres          | 0.11                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 69 Bridle Estates Road Sw |
| Subdivision | Bridlewood                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 5A9                   |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Park, Snow Removal                |
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Walk-In Closet(s), Wet Bar, Closet Organizers, Jetted Tub, Laminate Counters, Pantry |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Microwave Hood Fan, None, Water Conditioner                                          |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Family Room, Mantle                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                        |

|          |                                            |
|----------|--------------------------------------------|
| Basement | Finished, Full, Walk-Out, Walk-Up To Grade |
|----------|--------------------------------------------|

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Private Entrance |
|-------------------|--------------------------------|

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Lot Description | Landscaped, Pie Shaped Lot, Views, Cul-De-Sac, No Neighbours Behind, Waterfall |
|-----------------|--------------------------------------------------------------------------------|

|      |          |
|------|----------|
| Roof | Concrete |
|------|----------|

|              |                              |
|--------------|------------------------------|
| Construction | Composite Siding, Wood Frame |
|--------------|------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 6th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 34 |
|----------------|----|

|        |     |
|--------|-----|
| Zoning | R-G |
|--------|-----|

|          |     |
|----------|-----|
| HOA Fees | 170 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | MON |
|----------------|-----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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