

# \$649,900 - 260 Bridleridge View Sw, Calgary

MLS® #A2229812

## \$649,900

3 Bedroom, 3.00 Bathroom, 1,669 sqft

Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

Welcome Home! With over 1600 square feet of living space, this home has much to offer a growing family. Upon entering, you'll find convenient built-in seating as well as vinyl plank floors which flow throughout the main level right through to the sizeable living room with cozy gas fireplace. The renovated kitchen has a central island, stainless appliances, a gas stove, an abundance of cabinets and counter space and is adjacent to the dining room overlooking your private backyard. The 2 piece powder room and laundry room complete this level. The upper level has the bonus room (currently used as a 4th bedroom), 2 more generous sized bedrooms and the main bath. There is a spacious primary bedroom with 4 piece ensuite featuring a soaking tub and separate shower. The basement has been partially renovated to include a large rec room, second laundry room hook-ups for optional separate living quarters and plenty of storage space. Other updates include hot water tank in 2024. Your private backyard has a multi-tiered deck with gas line for BBQ, plenty of trees and a garden area to grow flowers and vegetables. Located on a quiet street and close to schools and shopping with great access to Macleod Trail and Stoney Trail, making commuting in or out of the city a breeze!

Built in 2008

## Essential Information



MLS® #	A2229812
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.08
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	260 Bridleridge View Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0E6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	14
Zoning	R-G

**Listing Details**

Listing Office	Real Broker
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