

# \$472,000 - 118 Bridlewood Lane Sw, Calgary

MLS® #A2238031

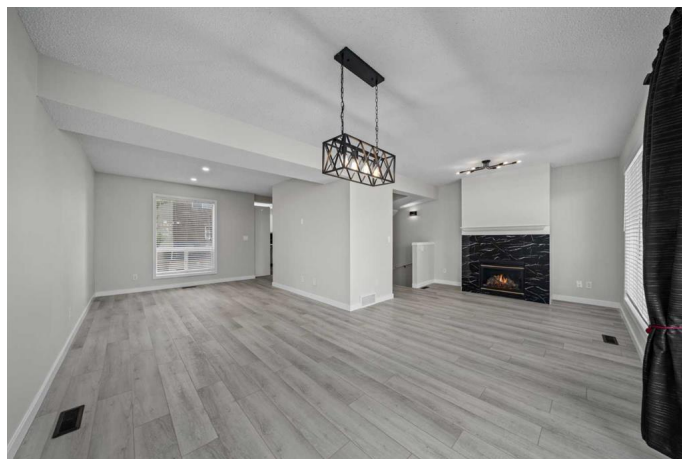
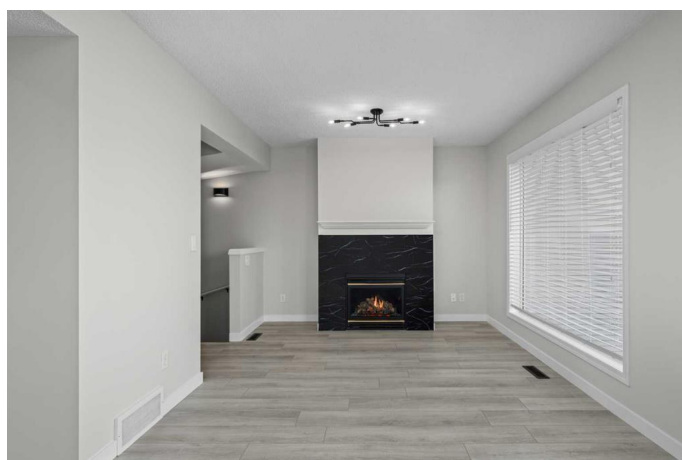
**\$472,000**

3 Bedroom, 3.00 Bathroom, 1,652 sqft

Residential on 0.04 Acres

Bridlewood, Calgary, Alberta

This desirable walkout end unit offers 3 bedrooms, 2.5 bathrooms, and a rare combination of modern finishes, a functional layout, and multiple private outdoor spaces. The fully developed walkout level includes a practical front foyer, access to your attached single garage (plus driveway parking!), and a versatile den with new carpet (2023) - perfect for a home office, gym, or hobby room. A spacious rec room offers additional flexible living space and leads out to your newly built deck (2025), ideal for morning coffee, relaxing with a book, or letting pets out to the green space. Upstairs, the main living area is bright and welcoming with high-quality 20mil commercial-grade luxury vinyl plank flooring, fresh paint, and modern lighting. The crisp, functional kitchen features a butcher block island extension, black marble-look backsplash, and stainless steel appliances. The dining area flows into the living room, where you can unwind by the charming gas fireplace with matching marble-look tile surround, take in backyard views, or step out to your private balcony - complete with a newer hot tub for year-round enjoyment. The top level offers three comfortable bedrooms, including a spacious primary with its own full ensuite. The same high-quality 20mil commercial-grade luxury vinyl plank flooring continues throughout this level, providing a seamless, modern feel. A second full bathroom and convenient upper-level laundry with newer washer and dryer (right where you



need it most) make everyday living easy. Bridlewood is loved for its parks, pathways, nearby schools, and quick access to Stoney and Macleod Trail for commuting or weekend escapes. The Wildflower complex is well-managed, pet-friendly (with board approval), and offers reasonable condo fees, adding to the ease of ownership. Whether you're a first-time buyer, investor, or looking to downsize without compromise, this home offers a move-in-ready lifestyle in a location that has it all. Welcome home!

Built in 1999

### Essential Information

MLS® #	A2238031
Price	\$472,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,652
Acres	0.04
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	118 Bridlewood Lane Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3X8

### Amenities

Amenities	None
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Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	1
Zoning	M-1 d75

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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