

# \$599,900 - 30 Bridlewood Park Sw, Calgary

MLS® #A2229787

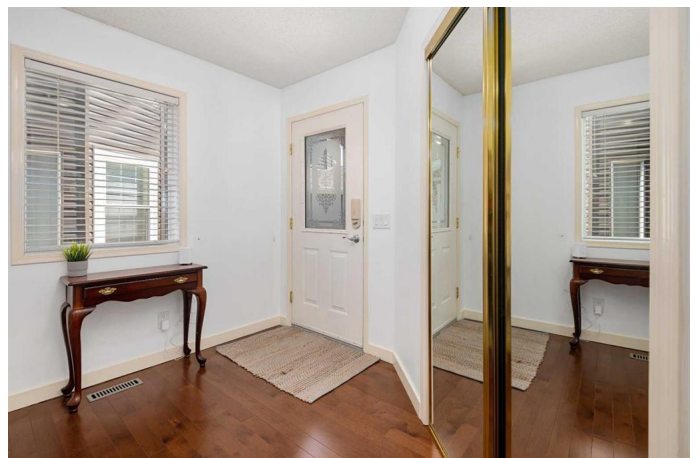
**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

Welcome home! This great family home will tick all the boxes - with hardwood flooring on the main level, freshly painted throughout and a private oasis backyard. The main level offers an open floorplan with a well appointed kitchen, plenty of cabinets, stainless steel appliances, quartz counters and central island with breakfast bar which is adjacent to the generous sized dining nook overlooking your beautiful backyard. The generous sized great room features a cozy gas fireplace for entertaining. The 2 piece powder room with laundry completes this level. Upstairs you will find the oversized primary bedroom with large walk-in closet and ensuite, 2 more generous sized bedrooms, the main bath and luxury vinyl plank flooring throughout this level. The basement has been roughed in with framing and electrical and awaits your finishing touches. The large pie shaped backyard has been designed to enjoy year around with a 10 x 10 deck, patio area with pergola featuring built-in lighting, automated landscape lighting, a rock creek running under a charming bridge and well established landscaping with your very own fruit trees. Irrigation has been roughed in. The HEATED double attached garage has been freshly painted. Shingles replaced in 2020, 50 gallon hot water tank 2022, Located on a quiet street and only minutes walk to schools, transit and with great access to major thoroughfares, this home is not to be missed.



Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229787    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,481       |
| Acres          | 0.10        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 30 Bridlewood Park Sw |
| Subdivision | Bridlewood            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3R6               |

## Amenities

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

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                                                        |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas, Mantle, Great Room, Tile                                                                                              |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                                  |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot, Wedge Shaped Lot |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                      |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 4               |
| Zoning         | R-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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