

# \$574,000 - 442 Bridlewood Avenue Sw, Calgary

MLS® #A2236259

**\$574,000**

3 Bedroom, 3.00 Bathroom, 1,140 sqft  
Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

Located in the heart of Bridlewood, this well-maintained detached home with a double attached garage offers comfort, privacy and a family-friendly layout. The main level features soaring vaulted ceilings and an open-concept design that seamlessly blends everyday living with effortless entertaining. A cozy gas fireplace anchors the living room, while oversized windows frame views of the beautifully landscaped backyard. Adjacently, the dining area includes sliding patio doors that lead to an expansive upper deck, promoting a true indoor/outdoor lifestyle. Show off your culinary prowess in the open kitchen boasting a central island with breakfast bar seating, ample cabinetry and counter space and a corner pantry for extra storage. A full 4-piece bathroom and a spacious guest bedroom complete this level. Tucked away on its own upper floor, the primary suite offers a quiet retreat with a walk-in closet and private 4-piece ensuite for ultimate privacy! The fully developed basement adds incredible versatility with a huge recreation room centered around a charming 3-sided fireplace, perfect for movie nights, fitness, play or quiet relaxation. A 3rd bedroom and another full 4-piece bathroom make it ideal for guests or older children. Outside, the backyard is a peaceful escape with lush landscaping, mature trees, a generous upper deck and a covered lower patio that's perfect as a kids' play zone. Additional highlights include central vacuum and a double attached garage. This



inviting home is within walking distance to schools, playgrounds, local shops, and the Bridlewood Marsh - a hidden gem for birdwatching and nature walks. Youâ€™re also just minutes from world-class equestrian events at Spruce Meadows, scenic rounds at Sirocco Golf Club and a wide array of amenities at Shawnessy including the LRT, YMCA and public library. A fantastic opportunity to live in a well-established SW Calgary community that balances everyday convenience with natural beauty!

Built in 2004

### Essential Information

MLS® #	A2236259
Price	\$574,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,140
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	442 Bridlewood Avenue Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4H4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway

# of Garages 2

## Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Basement, Three-Sided

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Garden, Landscaped, Lawn, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 2nd, 2025

Days on Market 47

Zoning R-G

## Listing Details

Listing Office Charles

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