

# \$394,900 - 324 Bridlewood Lane Sw, Calgary

MLS® #A2242278

## \$394,900

2 Bedroom, 2.00 Bathroom, 1,264 sqft

Residential on 0.02 Acres

Bridlewood, Calgary, Alberta

Welcome to this beautifully maintained two-bedroom townhouse in the highly sought-after community of Wild Flower at Bridlewood. Ideally located in the heart of Bridlewood, this home offers the perfect blend of comfort, functionality, and convenience. Step inside to discover a bright, open-concept layout featuring soaring ceilings and a spacious living room centered around a cozy gas fireplace. A patio door leads to your private deck, perfect for enjoying your morning coffee or unwinding in the evening. The thoughtfully designed kitchen boasts stainless steel appliances and rich maple cabinetry, combining style with everyday practicality. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two generously sized bedrooms, including a primary suite with a walk-in closet. The upper-level laundry is located in the hallway, right next to a full 4-piece bathroom for added convenience. Additional features include a single attached garage, ultra-low condo fees, and a quiet, well-managed complex. Just minutes from Stoney Trail and close to schools, parks, shopping, restaurants, and public transit, this location has it all. Don't miss this exceptional opportunity. Call today to book your private showing!

Built in 1999

## Essential Information



MLS® #	A2242278
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,264
Acres	0.02
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	324 Bridlewood Lane Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3X8

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	53
Zoning	M-1 d75

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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