

# \$574,900 - 7 Bridleglen Park Sw, Calgary

MLS® #A2248111

**\$574,900**

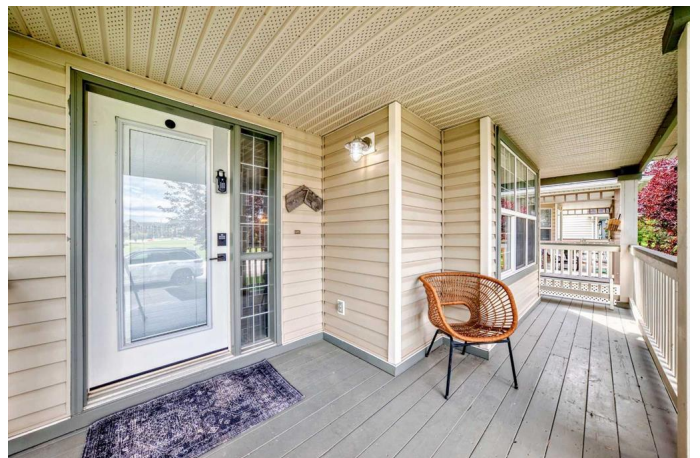
3 Bedroom, 3.00 Bathroom, 1,316 sqft  
Residential on 0.07 Acres

Bridlewood, Calgary, Alberta

RENOVATED HOME CLOSE TO EVERYTHING FACING GREENSPACE and steps from the PLAYGROUND, it's the kind of spot where the kids can burn off energy while you finish your coffee. Everyday routines feel lighter here, and the backyard? That's where weekends start to look a lot more like weekends.

WALKABLE TO TWO ELEMENTARY SCHOOLS, GROCERIES, AND GREAT ACCESS TO PUBLIC TRANSIT means fewer errands and more time back in your day—the kind of time you'll actually use. Think: morning walks to class, last-minute dinners on the deck, and not having to drive across the city for the basics. Add in QUICK CONNECTION to Stoney Trail, and you've got commuting sorted too.

Inside, nearly EVERYTHING HAS BEEN REFRESHED in the last five years—flooring, lighting, doors, hardware, even the patio door—so you can skip the reno headaches and focus on living. The main level flows easily from living room to kitchen to dining. In the living room, a GAS FIREPLACE with a modern stone surround and mantle creates a warm focal point, complete with a built-in TV niche above for everyday practicality. Upstairs, the master stretches the full width of the house—big enough to be both a bedroom and your private retreat, with a cheater ensuite for convenience. Two more bedrooms



complete the upper level, while the PARTIALLY DEVELOPED BASEMENT adds a flexible family room and a full bath, ideal for guests or movie marathons.

And then thereâ€™s the backyardâ€”the FULL-WIDTH DECK AND PERGOLA donâ€™t just add space, they create a stage for lifeâ€™s small rituals. String up lights, sink into your outdoor furniture, and let Saturday afternoons stretch into evening without ever wishing you were anywhere else. With room for both lounging and dining, surrounded by a LANDSCAPED YARD and anchored by a BRAND-NEW DOUBLE GARAGE (2024), itâ€™s the kind of space that turns neighbours into friends.

Practical updates like the NEW ROOF (2022), dishwasher (2025), and vinyl plank flooring (2025) mean THE HEAVY LIFTING HAS ALREADY BEEN DONE FOR YOU. Whatâ€™s left is the fun partâ€”moving in, settling down, and watching the rhythms of family life play out in a home and community that were built for it.

The best way to know if itâ€™s right? Come take a look. BOOK A SHOWING SOONâ€”because when a home manages to be practical, polished, and just a little bit magical, the sign doesnâ€™t stay up long.

Built in 2001

**Essential Information**

MLS® #	A2248111
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,316
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Bridleglen Park Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3W8

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 16th, 2025  
Zoning                              R-G

**Listing Details**

Listing Office                      CIR Realty

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