

# \$515,000 - 154 Bridlewood Drive Sw, Calgary

MLS® #A2263498

**\$515,000**

4 Bedroom, 4.00 Bathroom, 1,358 sqft

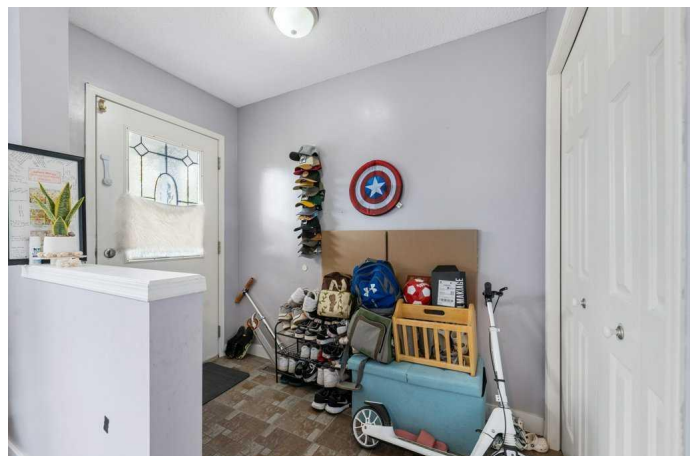
Residential on 0.06 Acres

Bridlewood, Calgary, Alberta

Investor Opportunity in Bridlewood! This 4 bedroom, 4 bathroom home sits directly across from greenspace with tons of parking. The main suite features a bright and functional layout with 3 bedrooms, 2.5 bathrooms, independent laundry, and a large deck with direct access to the backyard & parking pad. The primary bedroom includes a walk-in closet and 4 pc ensuite, appealing to long-term renters or family living. The legal basement suite offers a separate private entrance, independent laundry, 1 bedroom, a 4 piece bath, and plenty of storage space. The bay window brings in natural light, and a private lower patio creates a comfortable outdoor area for tenants. Additional features include a fenced yard, storage sheds, off-street parking pad, and a paved lane for easy access and low maintenance. Located near a playground and located in a great community, just steps from major bus routes, walking distance to public, Catholic, and GCA Christian schools, and a quick road to Stoney Trail, making it an excellent choice for those who work outside the home. Whether you're looking to add to your rental portfolio or live up and rent down, this property checks many boxes – ideal location, flexible layout, and excellent income potential!

Built in 1998

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2263498               |
| Price          | \$515,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,358                  |
| Acres          | 0.06                   |
| Year Built     | 1998                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 154 Bridlewood Drive Sw |
| Subdivision | Bridlewood              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 3T2                 |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers, See Remarks, Storage                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full, Suite, Walk-Out                                     |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard, Storage                                                      |
| Lot Description   | Back Lane, Back Yard, Gentle Sloping, Landscaped, Low Maintenance Landscape, Rectangular Lot, Other |
| Roof              | Asphalt Shingle                                                                                     |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-2M              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.