

\$654,900 - 323 Bridlewood Circle Sw, Calgary

MLS® #A2258747

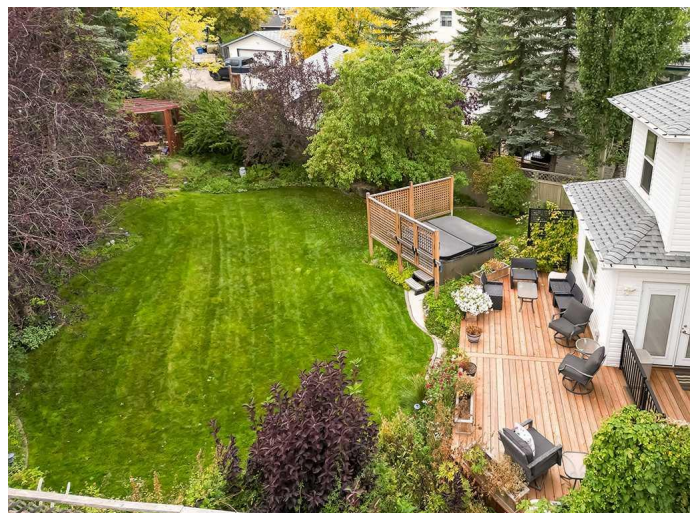
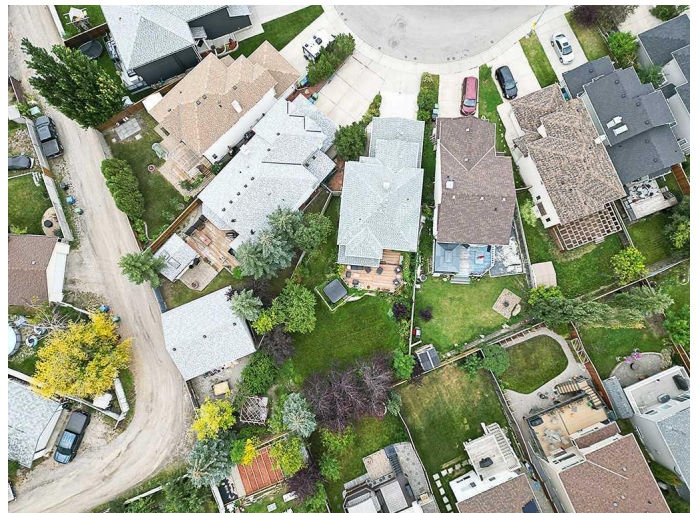
\$654,900

3 Bedroom, 3.00 Bathroom, 1,789 sqft

Residential on 0.15 Acres

Bridlewood, Calgary, Alberta

Ideally located on a quiet, family-friendly street just steps from a park and playground, and only minutes to several schools. Sitting on a rare, oversized south-facing lot, this property offers both the perfect location and an amazing yard. The cathedral front foyer sets the tone for the home and opens to a functional main level. A front den provides flexibility for a home office, study or formal dining room, while the spacious living room is anchored by a cozy corner fireplace. The adjoining kitchen and breakfast nook overlook the sunny backyard and feature stainless steel appliances, tiled backsplash, corner pantry, and an island with an eating bar, ideal for casual dining or entertaining. A garden door leads out to the large rear deck, extending your living space outdoors to the expansive yard beyond. A convenient powder room and laundry area complete this floor, which is flooded with natural light thanks to large windows throughout. Upstairs offers a versatile bonus/flex room along with three generous bedrooms. The primary suite easily accommodates a full bedroom set and includes a walk-in closet and a 4-piece ensuite bathroom. Two additional bedrooms and another full bathroom ensure plenty of space for family, friends or roommates. The fully finished basement extends the home's living area, offering a spacious recreation room and family room, perfect for movie nights, a play area, a fitness zone, or hobbies. Outside, the huge south-facing backyard is a true



highlight and a rare find in the community. A double attached garage and extended driveway provide ample parking and everyday convenience. Located in the vibrant community of Bridlewood, this home is surrounded by parks, playgrounds, schools, shopping, and walking paths, with quick access to major roadways for an easy commute. This property combines the ultimate location, a premium lot, functional layout, and comfort, a wonderful opportunity, do not miss out.

Built in 1997

Essential Information

MLS® #	A2258747
Price	\$654,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,789
Acres	0.15
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	323 Bridlewood Circle Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3L9

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	R-G

Listing Details

Listing Office	RE/MAX iRealty Innovations
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