# \$562,500 - 261 Bridlecreek Park Sw, Calgary

MLS® #A2260446

## \$562,500

3 Bedroom, 2.00 Bathroom, 1,081 sqft Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

DOUBLE ATTACHED GARAGE | FULLY DEVELOPED | CORNER LOT | VACANT | Nicely located, this fully developed bungalow offers charming curb appeal, a sunny West backyard with garden with easy access to amenities. You are welcomed into this home in the front living room with high ceilings & large windowâ€lthe open dining area & kitchen lends itself to gathering with family & friends. The kitchen showcases granite counters, high-end stainless steel appliances & a moveable island. At the rear of the home is a wonderful flex space that could serve as a breakfast nook or simply a casual sitting area to enjoy your morning coffeeâ€lwith direct access to the large deck. There are two generous sized bedrooms & a full bathroom completing this level. The lower level is finished with a family/games room, 3rd bedroom, wet bar/kitchenette with Sub Zero refrigeration drawers, a full bathroomâ€lplus lower laundry room & extra storage. This home sits on a sunny corner lot and is fully fenced & landscapedâ€complete with deck, enclosed gazebo, shed & your own garden. Also…BRAND NEW HOT WATER TANK, NEWER ROOF (within the last 2 yrs) and POLY B HAS BEEN REPLACED! Don't miss this great opportunity & unlock the potential this home has to offer. Immediate possession available.







Built in 1998

#### **Essential Information**

MLS® # A2260446 Price \$562,500

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,081 Acres 0.11 Year Built 1998

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 261 Bridlecreek Park Sw

Subdivision Bridlewood

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3P2

### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood

Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Garden

Lot Description Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,

Gazebo, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 27th, 2025

Days on Market 36

Zoning R-G

# **Listing Details**

Listing Office eXp Realty

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