

# \$764,900 - 69 Bridle Estates Road Sw, Calgary

MLS® #A2209180

## \$764,900

3 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

"" OPEN HOUSE: SUNDAY,, JULY 6,  
4:30 - 6:30 PM "". Excellent one owner, fully  
developed walkout with loads of quality recent  
upgrades and custom features when first built.

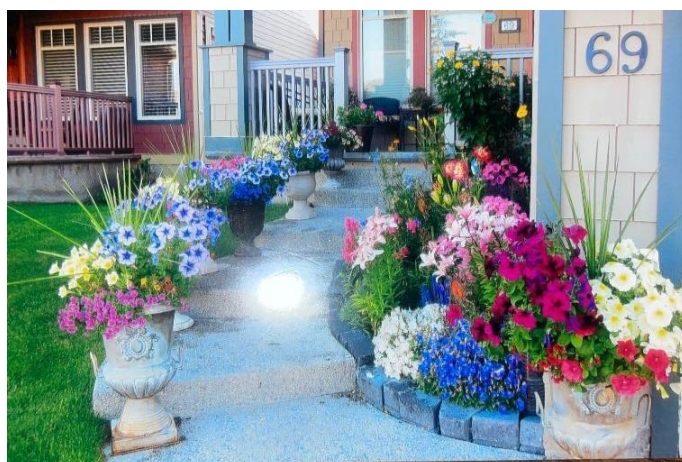
Plus 55 age restricted. One of the larger  
original floor plans. Open main floor plan with  
spacious kitchen, island, granite countertops,  
walk in pantry, open to a spacious great room  
with gas fireplace and custom built in wall unit,  
separate formal dining room (custom built in  
hutch) for family and formal dinner get  
togethers, large primary bedroom with full  
ensuite including separate soaker tub and  
shower, lower level walkout featuring a huge  
lower level family room with gas fireplace and  
custom built wet bar, two spacious bedrooms,  
full bath, concrete patio to a private and  
beautifully landscaped rear yard. Upgrades  
include central air conditioning, beautiful vinyl  
plank main floor flooring, custom crown  
moldings throughout the main floor, leaded  
glass inserts, concrete tile roof, underground  
sprinklers. Full width rear upper deck with gas  
line. Very private rear yard setting (no rear  
neighbours), west facing for amazing sunshine  
and mountain view afternoons

Built in 2005

## Essential Information

MLS® # A2209180

Price \$764,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,409
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	69 Bridle Estates Road Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 5A9

### Amenities

Amenities	Park, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, None, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Walk-Up To Grade

**Exterior**

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Views, Waterfall
Roof	Concrete
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 7th, 2025
Days on Market	96
Zoning	R-G
HOA Fees	170
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

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.