

# \$394,900 - 324 Bridlewood Lane Sw, Calgary

MLS® #A2242278

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,264 sqft

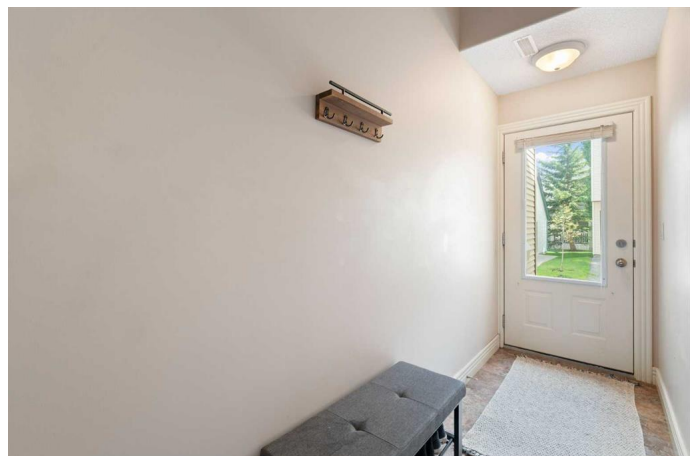
Residential on 0.02 Acres

Bridlewood, Calgary, Alberta

Welcome to this beautifully maintained two-bedroom townhouse in the highly sought-after community of Wild Flower at Bridlewood. Ideally located in the heart of Bridlewood, this home offers the perfect blend of comfort, functionality, and convenience. Step inside to discover a bright, open-concept layout featuring soaring ceilings and a spacious living room centered around a cozy gas fireplace. A patio door leads to your private deck, perfect for enjoying your morning coffee or unwinding in the evening. The thoughtfully designed kitchen boasts stainless steel appliances and rich maple cabinetry, combining style with everyday practicality. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two generously sized bedrooms, including a primary suite with a walk-in closet. The upper-level laundry is located in the hallway, right next to a full 4-piece bathroom for added convenience. Additional features include a single attached garage, ultra-low condo fees, and a quiet, well-managed complex. Just minutes from Stoney Trail and close to schools, parks, shopping, restaurants, and public transit, this location has it all. Don't miss this exceptional opportunity. Call today to book your private showing!

Built in 1999

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2242278      |
| Price          | \$394,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,264         |
| Acres          | 0.02          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 324 Bridlewood Lane Sw |
| Subdivision | Bridlewood             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3X8                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Walk-In Closet(s)                             |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas                                                                           |
| Has Basement      | Yes                                                                           |
| Basement          | Partial, Unfinished                                                           |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 37              |
| Zoning         | M-1 d75         |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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