

137 Bridlewood Lane SW
Calgary, Alberta

MLS # A2172185



\$440,000

Division:	Bridlewood		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,656 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Guest, Off Street, Single		
Lot Size:	0.05 Acre		
Lot Feat:	Corner Lot, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Finished, None, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Refrigerator, Stove, dishwasher, washer, dryer, blinds, garage opener x 1 remote, curtain rods, mirror in living room

Nestled in a charming and tranquil neighborhood, this large end-unit townhouse offers both beauty and practicality. From the moment you arrive, you'll appreciate the convenience of the attached garage and private driveway, plus visitor parking only a couple of doors away. Step inside to discover a thoughtfully designed main floor, complete with a versatile den or office, a spacious bedroom that opens directly to a serene ground-level back patio, storage space, and seamless access to the attached single garage. On the second level, enjoy the inviting warmth of the living room's gas fireplace, perfect for cozy nights, while the adjacent dining room beckons you to a secluded raised deck — ideal for outdoor entertaining or quiet moments of relaxation. The bright kitchen and a convenient half bathroom complete this level. The top floor is your private retreat, boasting three spacious bedrooms, two full bathrooms, including an ensuite bathroom, and a handy laundry room. The primary bedroom is large and features a spacious closet with built-in shelving. With low condo fees, visitor parking only steps away, and a prime location, this home offers the perfect blend of style, comfort, and convenience. Hot water tank approximately 4 years old. New ensuite sink faucet 6 months ago. Siding and shingles replaced in the last 3 years. Excellent condo board. Quick access to the Ring Road.