

**3 Bridleglen Road SW
Calgary, Alberta**

MLS # A2219190



\$570,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	730 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Pantry		

Inclusions: Suite - refrigerator, electric stove, dishwasher, range hood, washer, dryer

Welcome to 3 Bridleglen Road SW, a versatile 4-bedroom, 2-bathroom bi-level home located in the family-friendly community of Bridlewood. This well-maintained property features a bright and spacious main level with large west-facing windows that fill the living room with natural light. The main level is finished with stylish laminate flooring throughout and includes two comfortable bedrooms, a full 4-piece bathroom, and a convenient stacking washer and dryer. The lower level offers a self-contained basement suite with a separate rear entrance with walk-out access to the back yard, plus a washer and dryer, making it ideal for rental income, extended family, or multi-generational living. The suite features two additional bedrooms, a full bathroom, and laminate flooring, providing a cohesive and low-maintenance aesthetic throughout the home. Walking distance to Bridlewood school, and 1 block from greenspace, plus the ease of the shops on 162 Ave SW, make this the ideal home for a more walkable lifestyle. A short drive has you on James McKeivitt Road, MacLeod Trail, or Stoney Trail for an easy commute. Whether you're looking for a move-in-ready property with income potential or a smart investment opportunity, 3 Bridleglen Road SW delivers flexibility, function, and value.