

89 Bridlewood Way SW
Calgary, Alberta

MLS # A2230565



\$475,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	943 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

This solidly built 4-level split home in the established community of Bridlewood offers an exciting opportunity to personalize your space and build equity. The main floor features a bright, functional layout with a gas-burning fireplace and a well-appointed kitchen that opens onto a covered porch and a sunny south-facing backyard—perfect for outdoor enjoyment. The upper level includes two spacious bedrooms and two full bathrooms, including a primary suite with a jetted tub. The lower level is partially finished and offers excellent potential to add a third or even fourth bedroom, a home office, or a recreation space to suit your needs. The double attached garage is insulated and wired for 220V—ideal for a workshop or added convenience. Roof shingles were replaced in August 2024, giving you peace of mind for years to come. Conveniently located near schools, parks, shopping, and transit, this home offers a great opportunity for families, renovators, or investors. All this for just \$475,000—don't miss your chance to own a detached home with room to grow in Bridlewood!