

# \$449,900 - 75 Bridleridge Manor Sw, Calgary

MLS® #A2202623

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,298 sqft  
Residential on 0.05 Acres

Bridlewood, Calgary, Alberta

A charming corner unit offering comfort and style in every detail. This lovely 2 storey townhouse offers you 3 bedrooms , 2.5 bathroom and a single attached garage. The main floor boasts a 9-foot ceiling and an open-concept layout, including a south facing front dining room with large, bright windows, a maple cabinets kitchen, and a bright living room with a cozy fireplace. Upstairs, you'll find a spacious Ensuite master bedroom with large window, additional generously sized two bedrooms, 4-piece family bathroom, and a versatile study nook. Enjoy your duplex style SOUTH side end unit / facing backyard , best location in the complex , your new home is flooded with natural light all day through all huge windows . All new vinyl floor ( 2023 ) , New paint ( 2023 ) , new all kitchen appliances ( 2023 ) , washer & dryer (2023), new roof and siding (2023). Well run complex with low condo fee . Move in ready condition , Call your realtor today !

Built in 2006



## Essential Information

MLS® #	A2202623
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,298
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	75 Bridleridge Manor Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 0A7

### **Amenities**

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Courtyard, Private Yard
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 20th, 2025

Days on Market      11

Zoning                 M-1

### **Listing Details**

Listing Office         First Place Realty

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.