

# \$445,000 - 59 Bridleridge Manor Sw, Calgary

MLS® #A2241588

## \$445,000

3 Bedroom, 3.00 Bathroom, 1,299 sqft  
Residential on 0.04 Acres

Bridlewood, Calgary, Alberta

Welcome to this charming duplex-style townhouse nestled in the heart of the sought-after Bridlewood community. Featuring 3 comfortable bedrooms, 2.5 bathrooms, and a single attached garage, this home offers the perfect blend of comfort and convenience for family living. Step inside to discover 9-foot ceilings and a bright, open-concept main floor designed for both relaxation and entertaining. The front dining area is bathed in natural light from large windows, while the cozy living room—with its welcoming fireplace—sets the stage for warm, relaxing evenings at home. Upstairs, hardwood floors lead you to a serene primary suite with picturesque garden views, a walk-in closet, and a private 4-piece ensuite. Two additional bedrooms provide ample space for family or guests, complemented by another full bathroom and a quiet study nook—perfect for reading or working from home. The finished basement extends your living space with a snug family room, ideal for movie nights or game time. Tucked away on a peaceful street, this home is within walking distance to schools and offers quick access to public transit. A true Bridlewood gem, ready for you to move in and make it yours!

Built in 2006

## Essential Information

MLS® #                      A2241588



|                |                        |
|----------------|------------------------|
| Price          | \$445,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,299                  |
| Acres          | 0.04                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 59 Bridleridge Manor Sw |
| Subdivision | Bridlewood              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 0A7                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)                                       |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                          |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                  |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Lighting, Playground                 |
| Lot Description   | Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 40              |
| Zoning         | M-1 d75         |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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