

223 Bridlewood Avenue SW
Calgary, Alberta

MLS # A2226729



\$594,999

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,320 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island		

Inclusions: N/A

OPEN HOUSE CANCELLED! Welcome to 223 Bridlewood Ave SW, a beautifully updated 4-bedroom, 3-bathroom home offering over 1800 sq ft of thoughtfully designed living space in a quiet, family-friendly community. This home has been extensively renovated inside and out, with upgrades including luxury vinyl plank flooring, fresh paint, bathrooms, sleek modern railings, and triple-pane windows throughout. The open-concept main floor is both functional and stylish, with a spacious living area that flows into a bright, updated kitchen. Here you'll find a large butcher block island with built-in storage, modern cabinetry, and a custom dual pantry with a built-in bench—perfect for entertaining or busy family life. Upstairs, the sunlit primary bedroom features a beautifully updated cheater ensuite with new flooring and a fully tiled tub. Two additional bedrooms complete the upper level, offering plenty of space for family or guests. The fully finished, permitted basement adds incredible versatility with a cozy den, full bathroom with shower, a fourth bedroom, and a clean, organized laundry room complete with custom storage shelves. Major mechanical updates have been taken care of for you, including a brand-new 2025 hot water tank and new central air conditioning (2023). Step outside to enjoy the summer on your large covered deck, complete with a BBQ gas line, lots of privacy and a large yard with storage shed and a heated double detached garage with 9-ft ceilings, all built with proper city permits. The roof and front and rear siding were replaced (James Hardie cement board siding) in 2021, offering long-term peace of mind. Conveniently located near schools, parks, shopping, and transit, this move-in ready home offers incredible value and comfort in one of the city's most desirable areas. Don't miss your chance to own this fully upgraded

