

# \$574,900 - 261 Bridlecreek Park Sw, Calgary

MLS® #A2260446

**\$574,900**

3 Bedroom, 2.00 Bathroom, 1,080 sqft  
Single Family on 0.11 Acres

Bridlewood, Calgary, Alberta

**DOUBLE ATTACHED GARAGE | FULLY DEVELOPED | CORNER LOT | QUICK & EASY ACCESS** | Nicely located, this fully developed bungalow offers charming curb appeal, a sunny backyard with garden & provides easy access to amenities. Designed with spacious rooms & an abundance of natural light, you are welcomed into this home in the front living room with high ceilings & large windows—the open dining area & kitchen lends itself to gathering with family & friends. The kitchen showcases granite counters, stainless steel appliances & a moveable island. At the rear of the home is a wonderful flex space that could serve as a breakfast nook or simply a casual sitting area to enjoy your morning coffee—with direct access to the large deck. There are two generous sized bedrooms & a 4pc bathroom completing this level. The lower level is finished with a family/games room, 3rd bedroom, wet bar/kitchenette with Sub Zero refrigeration drawers, a full bathroom—plus lower laundry room & extra storage. This home sits on a sunny corner lot and is fully fenced & landscaped—complete with deck, enclosed gazebo, shed & your own garden. Also—NEW ROOF—the shingles have been replaced within the last 2 yrs! **THIS IS THE ONLY BUNGALOW WITH DOUBLE ATTACHED GARAGE IN ALL OF SOUTH CALGARY UNDER \$600K**—don't miss this incredible opportunity & unlock the potential this home has to offer. Immediate



possession available. (id:6289)

Built in 1998

**Essential Information**

Listing #	A2260446
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,080
Acres	0.11
Year Built	1998
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	261 Bridlecreek Park Sw
Subdivision	Bridlewood
City	Calgary
Province	Alberta
Postal Code	T2Y3P2

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No Smoking Home, Gazebo, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Microwave Range Hood Combo, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

**Exterior**

Exterior	Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

**Listing Details**

Listing Office            eXp Realty



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