

# \$515,000 - 154 Bridlewood Drive Sw, Calgary

MLS® #A2263498

**\$515,000**

4 Bedroom, 4.00 Bathroom, 1,358 sqft

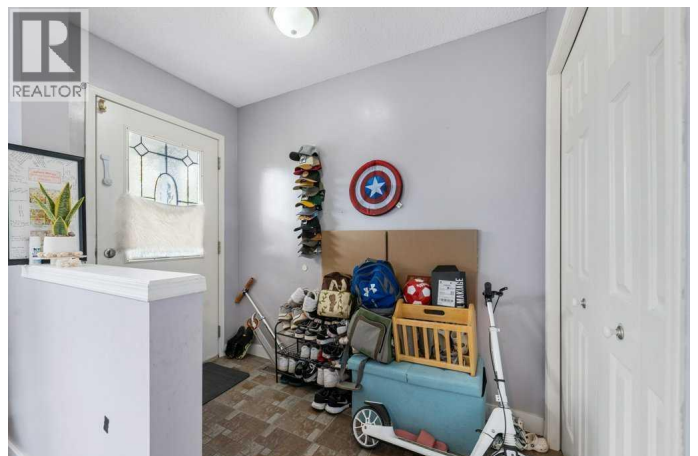
Single Family on 0.06 Acres

Bridlewood, Calgary, Alberta

Investor Opportunity in Bridlewood! This 4 bedroom, 4 bathroom home sits directly across from greenspace with tons of parking. The main suite features a bright and functional layout with 3 bedrooms, 2.5 bathrooms, independent laundry, and a large deck with direct access to the backyard & parking pad. The primary bedroom includes a walk-in closet and 4 pc ensuite, appealing to long-term renters or family living. The legal basement suite offers a separate private entrance, independent laundry, 1 bedroom, a 4 piece bath, and plenty of storage space. The bay window brings in natural light, and a private lower patio creates a comfortable outdoor area for tenants. Additional features include a fenced yard, storage sheds, off-street parking pad, and a paved lane for easy access and low maintenance. Located near a playground and located in a great community, just steps from major bus routes, walking distance to public, Catholic, and GCA Christian schools, and a quick road to Stoney Trail, making it an excellent choice for those who work outside the home. Whether you're looking to add to your rental portfolio or live up and rent down, this property checks many boxes – ideal location, flexible layout, and excellent income potential! (id:6289)

Built in 1998

## Essential Information



Listing #	A2263498
Price	\$515,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,358
Acres	0.06
Year Built	1998
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	154 Bridlewood Drive Sw
Subdivision	Bridlewood
City	Calgary
Province	Alberta
Postal Code	T2Y3T2

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Other, Back lane, Closet Organizers
Parking Spaces	2
Parking	Parking Pad

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Walk out, Suite

### Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 13th, 2025 at 10:46am PDT