

# \$589,900 - 197 Bridleglen Road Sw, Calgary

MLS® #A2217424

**\$589,900**

5 Bedroom, 2.00 Bathroom, 1,432 sqft

Residential on 0.09 Acres

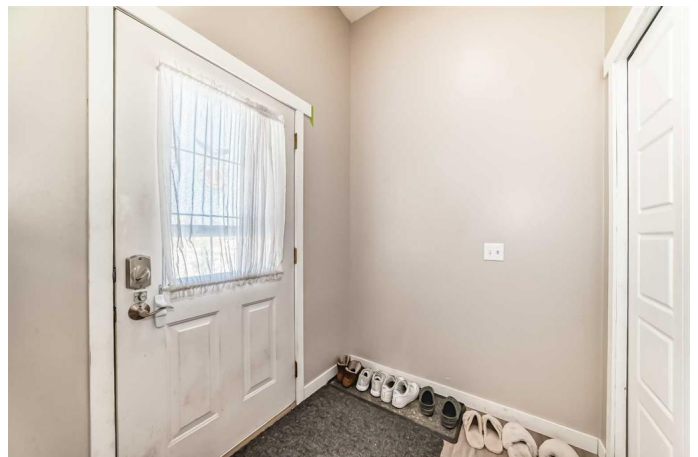
Bridlewood, Calgary, Alberta

Attention!!! First Time Home Buyers and Investors for this exciting News. This beautiful corner lot property is now up for Sale. Let me guide you through to this beautiful 5 bedroom 4 level split, two full bathroom in large corner lot in Bridleglen Road. It has lots of windows, open kitchen with Quartz counter tops and vaulted main floor that creates a spacious bright and cherry home. The main level has a large living room, kitchen and a nook. Upstairs has 3 nice sized bedrooms with a large walk-in closet off the master and a 4 piece bath. There is an extra large bedroom and a living room on the third level with direct walk-out to a private patio. The basement (4th level) houses the laundry & mechanical room and a big bedroom and newly done 4 pc bathroom with large window. . The back yard faces south for good sun exposure. The entire south side of the home has ROLCO roll shutters. The detached double garage is oversized with adjacent RV parking. The home is close to all amenities, public transit, playgrounds, shopping, schools and parks. Call your favourite realtor now!!!

Built in 2000

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2217424  |
| Price     | \$589,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 1,432         |
| Acres          | 0.09          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 197 Bridleglen Road Sw |
| Subdivision | Bridlewood             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 3W9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Quartz Counters                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                              |
| Cooling           | None                                                 |
| Fireplaces        | None                                                 |
| Has Basement      | Yes                                                  |
| Basement          | Finished, See Remarks                                |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Playground            |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Poured Concrete       |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 1             |
| Zoning         | R-G           |

**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.