

\$640,000 - 269 Bridlemeadows Common Sw, Calgary

MLS® #A2240884

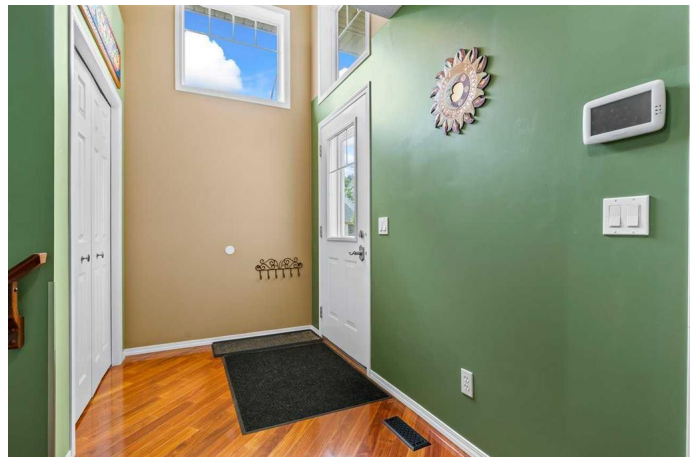
\$640,000

3 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

Welcome to Bridlewood and this beautifully maintained, one-of-a-kind home that offers the perfect blend of comfort, function, and character. Located on a prime corner lot, this property stands out with its thoughtful design—ideal for families, multi-generational living, or those looking to downsize without compromise. The main floor is truly impressive, featuring soaring vaulted ceilings, a dramatic floor-to-ceiling brick fireplace, and sun-drenched living spaces with gleaming hardwood floors throughout. The open-concept kitchen is perfect for entertaining, with granite countertops, stainless steel appliances, ample pantry storage, and easy flow into the dining and living areas. You'll find two bedrooms and laundry on the main level, making this a rare opportunity to age in place or enjoy the convenience of one-level living. The spacious primary suite features plenty of closet space and a private 4-piece ensuite, while the second bedroom is located just off another full bathroom. Walk directly out to the rear patio to enjoy your morning coffee or host summer BBQs. The upper level offers a massive loft/bonus room—perfect for a home office, playroom, or media lounge—while the fully finished lower level includes two more large rooms, one is a bedroom with a walk-in closet and ensuite, ideal for teenagers or guests and another one is a family room. A large storage room completes the basement level. Situated on a corner lot with tons of street parking, this



home also provides space for the kids to play, walk to nearby parks, or enjoy a quick game of street hockey. Just a few homes down from a playground and close to schools, shopping, and transit, this is a location and layout that's hard to beat. Flexible possession available—don't miss your chance to own this truly special home!

Built in 2004

Essential Information

MLS® #	A2240884
Price	\$640,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,616
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	269 Bridlemeadows Common Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4V4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Zoning	R-N1

Listing Details

Listing Office	CIR 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.