

# \$678,000 - 93 Bridleridge Heights Sw, Calgary

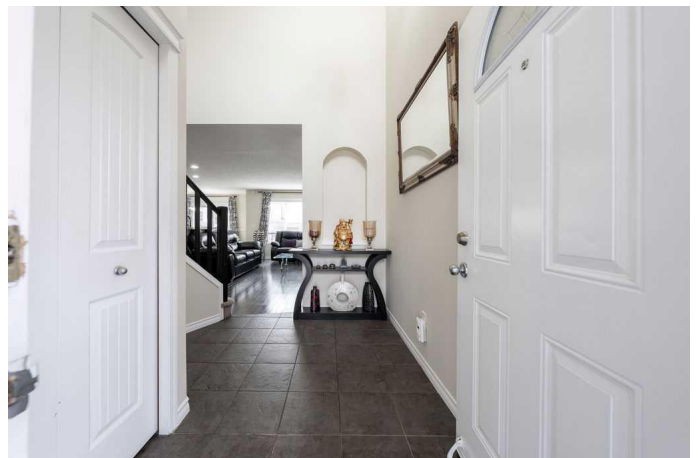
MLS® #A2198431

**\$678,000**

3 Bedroom, 4.00 Bathroom, 1,692 sqft  
Residential on 0.09 Acres

Bridlewood, Calgary, Alberta

Discover this Beautifully Designed Custom-Built Home in the desirable community of Bridlewood. With a BRAND NEW COAT of FRESH PAINT throughout the entire home, High Ceilings & open-concept layout, this Home is flooded with Natural Light, offering a Spacious & Inviting atmosphere. This Home is designed for Comfort year round, NEWER Central Air Conditioning, High-Efficiency Furnace, Hot Water Tank, and Humidifier - ALL INSTALLED in MAY 2022, a Water Softener & Filtration System (Rental, transferrable to new owners), NEWER Roof Shingles and Siding (REPLACED September 2021). The Great Room is the perfect space to Relax or Entertain featuring a gas fireplace & Built-in Entertainment Centre. Food is all about love, and youâ€™ll absolutely love cooking in your Chefâ€™s Kitchen with rich brown Maple Cabinetry, Granite Countertops & Island. It Boasts NEWER High-End Luxury LG appliances (with Extended Warranty), a Gas Stove, LG InstaView refrigerator, and a recently purchased NEW Dishwasher (2025)! Upstairs, the centre Bonus Room offers a fabulous Family Retreat Area. A Spacious Primary Bedroom is complete with a 5 pc Ensuite & Double Closets. Two Secondary Bedrooms plus a 4 pace Bath. The Fully Finished Basement includes a Family Recreation Room which serves as an excellent space to exercise entertain or have a private quiet area to work in with Large Windows. Thereâ€™s a two 2 pc Bath in basement for



your convenience. Garage Door Opener has been recently upgraded to a smart Chamberlain model, compatible with an app for added convenience. Step outside to the South-facing backyard, complete with a TWO decks and natural gas BBQ hookup—ideal for summer gatherings! The landscaping is low-maintenance, featuring a Honeycrisp apple tree, rhubarb plant, perennials, and a wild cherry tree. Location is everything, and this home is perfectly situated! Glenmore Academy (K-9) is just across the street, with Bridlewood Elementary down the road. Other public and Catholic schools are within walking distance as well. Everyday conveniences, including Sobey’s, Shopper’s Drug Mart, 7-11, Starbucks, Tim Hortons, banks, gas stations, and dental clinics, are all just minutes away. Don’t miss your chance to own this exceptional home in Bridlewood—schedule a viewing today!

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2198431    |
| Price          | \$678,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,692       |
| Acres          | 0.09        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

Address 93 Bridleridge Heights Sw

|             |            |
|-------------|------------|
| Subdivision | Bridlewood |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T2Y 5H4    |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Built-in Features |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove                                   |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | BBQ gas line, Garden |
| Lot Description   | Rectangular Lot      |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 22               |
| Zoning         | R-G              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.