

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

MLS® #A2260446

\$574,900

3 Bedroom, 2.00 Bathroom, 1,081 sqft
Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

DOUBLE ATTACHED GARAGE | FULLY DEVELOPED | CORNER LOT | VACANT |
Nicely located, this fully developed bungalow offers charming curb appeal, a sunny West backyard with garden with easy access to amenities. 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, high-end 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 full 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—**BRAND NEW HOT WATER TANK, NEWER ROOF** (within the last 2 yrs) and **POLY B HAS BEEN REPLACED!** Don't miss this great opportunity & unlock the potential this home has to offer. Immediate possession available.

Built in 1998



Essential Information

MLS® #	A2260446
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	261 Bridlecreek Park Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3P2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden,

	Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	24
Zoning	R-G

Listing Details

Listing Office	eXp Realty
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