

7 Bridleglen Park SW
Calgary, Alberta

MLS # A2248111



\$574,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,316 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

RENOVATED HOME CLOSE TO EVERYTHING FACING GREENSPACE and steps from the PLAYGROUND, it's the kind of spot where the kids can burn off energy while you finish your coffee. Everyday routines feel lighter here, and the backyard? That's where weekends start to look a lot more like weekends. WALKABLE TO TWO ELEMENTARY SCHOOLS, GROCERIES, AND GREAT ACCESS TO PUBLIC TRANSIT means fewer errands and more time back in your day—the kind of time you'll actually use. Think: morning walks to class, last-minute dinners on the deck, and not having to drive across the city for the basics. Add in QUICK CONNECTION to Stoney Trail, and you've got commuting sorted too. Inside, nearly EVERYTHING HAS BEEN REFRESHED in the last five years—flooring, lighting, doors, hardware, even the patio door—so you can skip the reno headaches and focus on living. The main level flows easily from living room to kitchen to dining. In the living room, a GAS FIREPLACE with a modern stone surround and mantle creates a warm focal point, complete with a built-in TV niche above for everyday practicality. Upstairs, the master stretches the full width of the house—big enough to be both a bedroom and your private retreat, with a cheater ensuite for convenience. Two more bedrooms complete the upper level, while the PARTIALLY DEVELOPED BASEMENT adds a flexible family room and a full bath, ideal for guests or movie marathons. And then there's the backyard—the FULL-WIDTH DECK AND PERGOLA don't just add space, they create a stage for life's small rituals. String up lights, sink into your outdoor furniture, and let Saturday afternoons stretch into evening without ever wishing you were anywhere else. With room for both lounging and dining,

surrounded by a LANDSCAPED YARD and anchored by a BRAND-NEW DOUBLE GARAGE (2024), it's the kind of space that turns neighbours into friends. Practical updates like the NEW ROOF (2022), dishwasher (2025), and vinyl plank flooring (2025) mean THE HEAVY LIFTING HAS ALREADY BEEN DONE FOR YOU. What's left is the fun part—moving in, settling down, and watching the rhythms of family life play out in a home and community that were built for it. The best way to know if it's right? Come take a look. BOOK A SHOWING SOON—because when a home manages to be practical, polished, and just a little bit magical, the sign doesn't stay up long.