

**12 Bridleridge Court SW  
Calgary, Alberta**

**MLS # A2286980**



# \$539,900

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Storage		

**Inclusions:** shed, rain barrel

Welcome to 12 Bridleridge Court, tucked away on a quiet cul-de-sac in the desirable southwest community of Bridlewood. This well-maintained home features 3 bedrooms and 2.5 bathrooms designed for comfortable everyday living. The main floor provides a bright and practical layout that flows seamlessly to the walkout basement and deck, creating a great setup for both relaxing and entertaining. Step outside to enjoy the backyard complete with a garden and storage shed — ideal for outdoor enjoyment and additional storage. Upstairs you’ll find three well-sized bedrooms and a full bathroom, while the double attached garage adds year-round convenience and ample parking. Located close to schools, parks, and playgrounds, this home offers an excellent opportunity for families looking to settle in a welcoming southwest Calgary neighborhood. Don’t miss your chance to call this quiet cul-de-sac home.