



**12 Bridleridge Court SW
Calgary, Alberta**

MLS # A2286980



\$539,900

Division: Bridlewood

Type: Residential/House

Style: 2 Storey

Size: 1,294 sq.ft. **Age:** 2004 (22 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.09 Acre

Lot Feat: Back Lane, Cul-De-Sac, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: 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.