

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

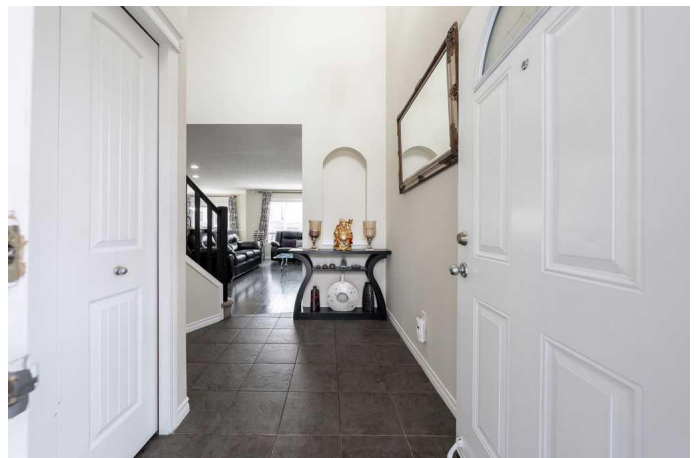
MLS® #A2198431

**\$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	24
Zoning	R-G

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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