

# \$449,900 - 76 Bridlewood View Sw, Calgary

MLS® #A2245465

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft  
Residential on 0.04 Acres

Bridlewood, Calgary, Alberta

\*\*\*\*\*JOIN US FOR AN OPEN HOUSE  
SATURDAY AUG 23 | 3-5 PM  
DON'T MISS IT!\*\*\*\*\* WALKOUT | ONE  
OF THE LARGEST UNITS | LOWEST  
CONDO FEES IN THE AREA | PRISTINE  
CONDITION | UPGRADED FLOORING  
THROUGHOUT. Welcome to one of the  
largest and most beautifully maintained units in  
the complex, a rare walkout offering incredible  
views of Spruce Meadows and southeast  
Calgary. This 1,500 sq ft gem is move-in ready  
and shines with thoughtful upgrades, stylish  
finishes, and one of the lowest condo fees  
you'll find. The main floor boasts stunning  
hardwood flooring, a bright open layout, and a  
warm living area with a gas fireplace and  
built-in cabinetry. The spacious maple kitchen  
is complete with stainless steel appliances, a  
dedicated pantry, and direct access to a  
sun-drenched upper deck, perfect for BBQ  
season. Upstairs, you'll find a generous  
primary retreat with a walk-in closet and  
private 4-piece ensuite, along with two  
additional bedrooms and another full  
bathroom, all finished with fresh, newer carpet  
and neutral tones throughout. The fully  
finished walkout basement offers a large rec  
room, access to green space, and tons of  
storage in the utility room. This unit also  
comes with ceramic tile in all bathrooms and  
the mudroom, adding durability and style.  
Perfectly located near shopping, schools,  
transit, and walking paths, plus 2 convenient  
guest parking spots right outside your door.



This is a rare opportunity to own a walkout in a well-run complex that truly stands out.

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2245465      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,480         |
| Acres          | 0.04          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 76 Bridlewood View Sw |
| Subdivision | Bridlewood            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 3X7               |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Parking, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                         |
| Parking        | Additional Parking, Driveway, Single Garage Attached      |
| # of Garages   | 1                                                         |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating         | Forced Air, Natural Gas                                                                     |
| Cooling         | None                                                                                        |
| Fireplace       | Yes                                                                                         |
| # of Fireplaces | 1                                                                                           |
| Fireplaces      | Gas                                                                                         |
| Has Basement    | Yes                                                                                         |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                                                    |

## Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting                                                                                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Level, Low Maintenance Landscape, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 25               |
| Zoning         | M-1 d75          |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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