

# \$455,000 - 76 Bridlewood View Sw, Calgary

MLS® #A2245465

**\$455,000**

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 | 3â€“5 PM â€“  
DONâ€™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  
youâ€™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	\$455,000
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	Playground, Snow Removal, Trash, Visitor Parking, Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached, Additional Parking
# 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)
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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	13
Zoning	M-1 d75

## Listing Details

Listing Office	Town Residential
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