

# \$540,000 - 4 Bridleridge Circle Sw, Calgary

MLS® #A2267376

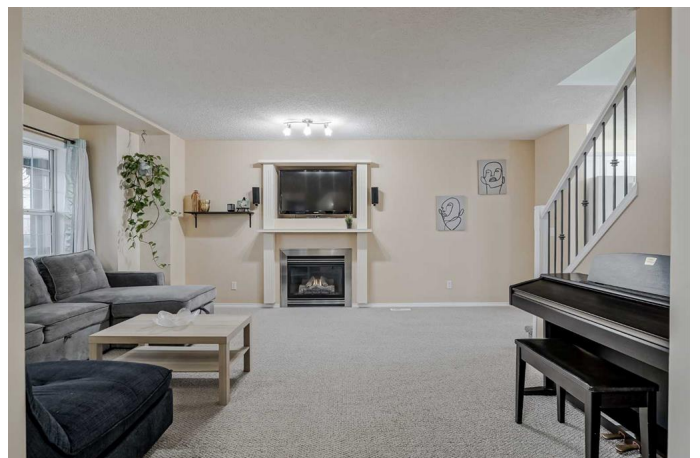
**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,314 sqft  
Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

Open house 1 - 3 pm Sunday, November 16th.

Welcome to a home in Bridlewood that perfectly captures the energy of a growing family and the excitement of a first-time homeowner. Set on a desirable corner lot in an ideal location, this house isn't just four walls—it's the launchpad for your next great chapter. Step inside and immediately feel the spacious warmth of the main floor. The large, open living room provides a bright, welcoming hub for movie nights, playtime, or simply unwinding. It flows effortlessly into the great kitchen, a truly functional space designed for real life. With tons of counter space and ample cabinets, whipping up quick meals or hosting holiday gatherings is easy and enjoyable. From the kitchen, sliding patio doors open directly onto the private deck, creating a seamless indoor-outdoor transition for summer BBQs and morning coffee. The second floor is dedicated to rest and retreat. You'll find three generous bedrooms, providing space for everyone. The Primary Bedroom is your dedicated sanctuary—a quiet place to start and end your day. A full bathroom serves the upper floor. The Ultimate Walk-Out Advantage The true magic of this home lies below: a fully finished walk-out basement that offers incredible versatility. This space is a bonus floor of pure possibility. Whether you need a dedicated family room for gaming and recreation, a home office tucked away for quiet productivity, or a private fourth bedroom for guests, the flexible bonus room



makes it possible. This very special room has been soundproofed with extra insulation, double drywall and a solid core door. Imagine the unexpected luxury of a completely quiet office/study or a gaming/music room where you can turn up the volume as much as you like!

Complete with a combination 4-piece bathroom and laundry room, the walk-out feature connects you directly to the great backyard and the parking pad, making it incredibly convenient. Location, Location, Logistics. As a corner lot, you gain extra light and space. You're positioned perfectly within Bridlewood, close to schools, parks, and shopping and a ten minute walk from the Bridlewood Wetlands. For the commuter, the quick access to Stoney Trail is a game-changer, connecting you efficiently to the rest of the city. This lovely home is a spectacular find, offering the space, the convenience, and the functional layout every family needs to thrive. Central air conditioning plus new furnace added mid 2021. Car canopy included.

Built in 2002

### **Essential Information**

MLS® #	A2267376
Price	\$540,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 4 Bridleridge Circle Sw

Subdivision Bridlewood

City Calgary

County Calgary

Province Alberta

Postal Code T2Y 4L2

### Amenities

Parking Spaces 2

Parking Alley Access, Parking Pad

### Interior

Interior Features No Smoking Home, See Remarks

Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Corner Lot, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed November 12th, 2025

Days on Market 4

Zoning R-G

### Listing Details

Listing Office eXp Realty

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