



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**75 BRIDLEWOOD Avenue, Calgary T2Y 3T1**

MLS®#: **A2183489**

Area: **Bridlewood**

Listing Date: **12/16/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **3,153 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,392**  
Low Sqft:  
Ttl Sqft: **1,392**

DOM

**5**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Alley Access,Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`1" x 12`11"
Dining Room	Main	13`2" x 11`1"
2pc Bathroom	Main	7`5" x 2`7"
Bedroom - Primary	Upper	14`3" x 12`11"
4pc Ensuite bath	Upper	7`7" x 4`11"
Bedroom	Upper	11`0" x 9`8"
Family Room	Basement	18`3" x 13`9"
Walk-In Closet	Basement	6`9" x 2`10"
Laundry	Basement	10`9" x 5`9"

Room	Level	Dimensions
Kitchen	Main	13`3" x 8`11"
Foyer	Main	5`8" x 4`11"
Mud Room	Main	7`5" x 5`3"
Walk-In Closet	Upper	4`7" x 4`3"
Bedroom	Upper	11`5" x 9`7"
4pc Bathroom	Upper	9`7" x 4`11"
Bedroom	Basement	11`10" x 10`5"
Storage	Basement	7`7" x 5`8"

Title: **Fee Simple**  
 Legal Desc: **9813542**

Zoning: **R-G**

Remarks

Pub Rmks: **Steps to the Park, steps to transit, and within walking distance to Bridlewood School and super close to a surplus of amenities, this 2 storey FULLY FINISHED home with a DOUBLE DETACHED GARAGE is perfect for you and our growing family! Located in the highly sought after community of Bridlewood you will discover 75 Bridlewood Avenue SW. A nicely updated interior invites you in to explore over 2000 square feet of developed living space featuring FOUR BEDROOMS and THREE BATHS. Upon entering, you are welcomed by newer laminate flooring in the living room that boasts a stunning feature fireplace with natural stone surround and wooden mantle accented with a lovely bay window that overlooks your front lawn. Duratile floors seamlessly transition you from the spacious Living Room to the sizeable kitchen and designated dining room where you will appreciate the new stone counter tops, stylish full tile back splash, undermount silgranite sink, sleek stainless steel appliances, corner pantry and central island, ideal for more casual meals. The generous dining room overlooks the back yard with a stone patio and DOUBLE DETACHED 27X23 OVER SIZED GARAGE with multiple windows, heated, insulated, drywalled and 9ft ceiling. To complete this level, you have a half bath conveniently located at the rear of the home with a spacious mud room (where there is a hook up for a main floor washer and dryer if you wish). The upper level offers three bedrooms with the Primary Suite including your very own private four piece bathroom and walk-in closet. All bathrooms have been updated through out the years with flooring, toilets and vanity tops with faucets along with the entirety of the home being refreshed with a new coat of paint. The FULLY FINISHED basement features a massive family room, FOURTH BEDROOM with walk-in closet and storage room that could be also utilized an an office. The furnace is newer and the roof of the home and garage have been replaced along with one side of the home's vinyl. A great home reflecting wonderful value in a community that is very welcoming. If you know Bridlewood, you know that that the people who live here are very friendly and family orientated. There are many walking paths, parks and playgrounds to enjoy. Truly a neighbourhood that takes pride in the community feel and enjoys the green spaces and all it has to offer. With quick access to Stony Trail, a short drive to the Shawnessy shopping district and close to The Fish Creek Provincial Park, this home makes an ideal choice. Welcome Home!**

Inclusions: **Telus Thermostat, Central Vacuum and attachments "As Is", Electric Garage Heater**  
 Property Listed By: **Jayman Realty Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

**75 BRIDLEWOOD AVENUE SW**  
RESIDENTIAL - TRANSACTIONS - 03/04/2019  
 MAIN LEVEL (AG) - 696.83 Sq Ft / 64.73 m<sup>2</sup>  
 UPPER LEVEL (AG) - 696.10 Sq Ft / 64.67 m<sup>2</sup>  
 TOTAL ABOVE GRADE RMS SIZE - 1,392.93 Sq Ft / 129.40 m<sup>2</sup>  
 BASEMENT DEVELOPED AREA (BG) - 609.05 Sq Ft / 56.58 m<sup>2</sup>  
 BASEMENT UNDEVELOPED AREA (BG) - 477.77 Sq Ft / 44.15 m<sup>2</sup>  
 TOTAL AG/BG AREA - 2089.75 Sq Ft / 194.13 m<sup>2</sup>











