



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**211 BRIDLEWOOD Way, Calgary T2Y 3T1**

MLS®#: **A2187888**      Area: **Bridlewood**      Listing Date: **01/19/25**      List Price: **\$499,990**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1998**  
 Lot Information  
 Lot Sz Ar: **2,669 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,315**  
 Low Sqft:  
 Ttl Sqft: **1,315**

DOM  
**3**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,City Lot,Low Maintenance Landscape,Street Lighting,Rectangular Lot**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Storage**  
 Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 4`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 9`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`10" x 5`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 13`4"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`5" x 7`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 9`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 9`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`7" x 12`0"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>5`1" x 9`3"</b>
<b>Bathroom - Roughed-in</b>	<b>Lower</b>	<b>8`7" x 6`8"</b>	<b>Game Room</b>	<b>Lower</b>	<b>17`10" x 21`1"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>18`4" x 10`2"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-2M**

**9813184**

Remarks

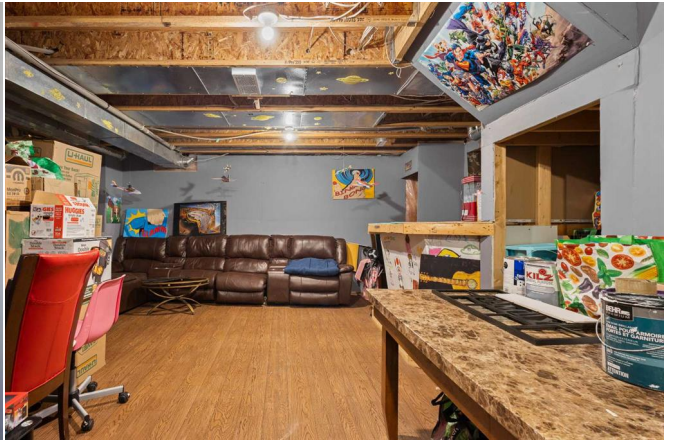
Pub Rmks: **This charming 2-storey duplex boasts 3 bedrooms and offers over 1300 sqft of living space, perfectly positioned across large green space. The home features fresh paint, new flooring, and stainless steel appliances, adding a modern touch throughout. The main floor includes a welcoming living room, a spacious kitchen ideal for entertaining with a lovely view of the private backyard garden, as well as laundry and a convenient half-bath. Upstairs, you'll find three comfortable bedrooms, including a master large enough to fit a king-sized bed. The master suite also features a spacious walk-in closet with a cheater door leading to the upstairs bathroom. The basement is partially completed with a new soaker tub and toilet installed, ready for your finishing touches. The west-facing, fully covered deck is a highlight, offering an excellent outdoor living space to enjoy year-round, rain or shine. The location is incredibly convenient, with easy access to LRT, Fish Creek Park, and Stoney Trail. This fantastic family home is ideally located within walking distance to schools, parks, and playgrounds! Come experience the best in Bridlewood!**

Inclusions: **N/A**  
Property Listed By: **Top Producer Realty and Property Management**

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









211 Bridlewood Way SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1315.97 sq ft

