



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**246 BRIDLEWOOD Court, Calgary T2Y 3Z2**

MLS®#: **A2202767**

Area: **Bridlewood**

Listing Date: **03/15/25**

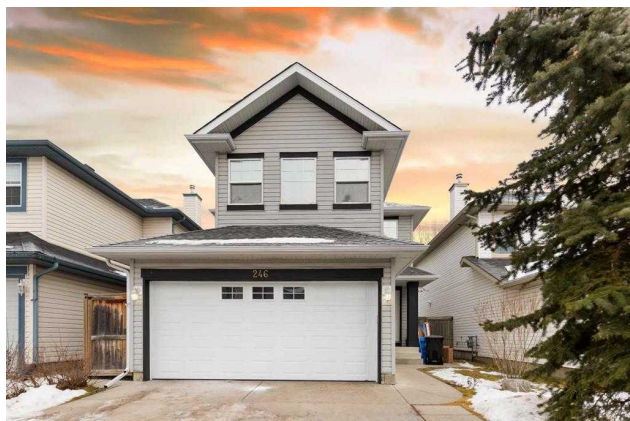
List Price: **\$649,999**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 20-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,444 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,715**  
Low Sqft:  
Ttl Sqft: **1,715**

DOM

**21**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,See Remarks**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Lighting,Playground,Private Entrance,Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Refrigerator,See Remarks,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`2" x 8`5"
Laundry	Main	8`8" x 6`2"
Bedroom	Second	12`3" x 11`8"
4pc Bathroom	Second	7`7" x 4`11"
Foyer	Main	8`2" x 7`10"
Bonus Room	Second	15`1" x 13`0"
Bedroom - Primary	Second	14`3" x 11`3"

Room	Level	Dimensions
Kitchen	Main	10`6" x 10`10"
Living Room	Basement	16`4" x 11`5"
Bedroom	Basement	15`9" x 9`11"
4pc Bathroom	Basement	6`9" x 6`3"
Living Room	Main	16`11" x 11`11"
Furnace/Utility Room	Basement	10`4" x 9`6"
Bedroom	Second	11`4" x 9`9"

**2pc Bathroom  
Kitchen**

**Main  
Basement**

**4`7" x 4`4"  
10`2" x 5`2"**

**4pc Ensuite bath  
Walk-In Closet**  
Legal/Tax/Financial

**Second  
Second**

**8`2" x 4`11"  
6`2" x 5`0"**

Title:  
**Fee Simple**  
Legal Desc:

**9913076**

Zoning:  
**R-G**

Remarks

Pub Rmks: **FULLY UPGRADED HOUSE 2 STORY IN THE HEART OF BRIDLEWOOD. AS YOU ENTER IN THE HOUSE. MAIN FLOOR HAS NEW LVP THROUGHOUT MAIN FLOOR. ALL COUNTER TOPS QUARTZ. MAIN FLOOR HAS LAUNDRY AND HALF BATHROOM. NEW PAINT ALL OVER THE HOUSE WITH BRAND NEW CARPET THROUGH OUT THE HOUSE. 3 BEDROOMS UPSTAIRS AND 2 FULL BATHROOMS WITH ENSUITE BATHROOM WITH ANOTHER HUGE SIZE BONUS ROOM. BASEMENT HAS SEPERATE ENTRANCE THROUGH GARAGE. ILLEGAL 1 BEDROOM BASEMENT SUITE. NEW FLOOR AND CARPET IN THE BASEMENT WITH SEPERATE LAUNDRY IN THE BASEMENT. HEATED GARAGE AND ALSO AC IN THE HOUSE. CALL YOUR FAVOURITE REALTOR TO BOOK A SHOWING.**

Inclusions:  
Property Listed By:

**AC & GARAGE HEATER  
First Place Realty**

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



