

# \$600,000 - 317 Bridleridge Way Sw, Calgary

MLS® #A2205419

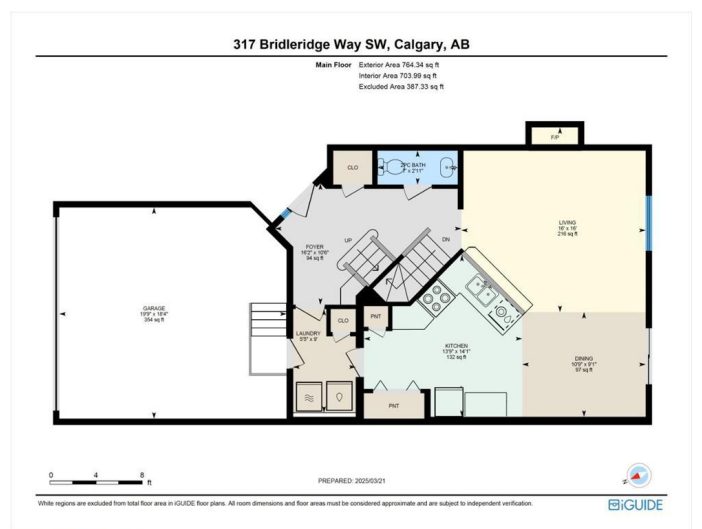
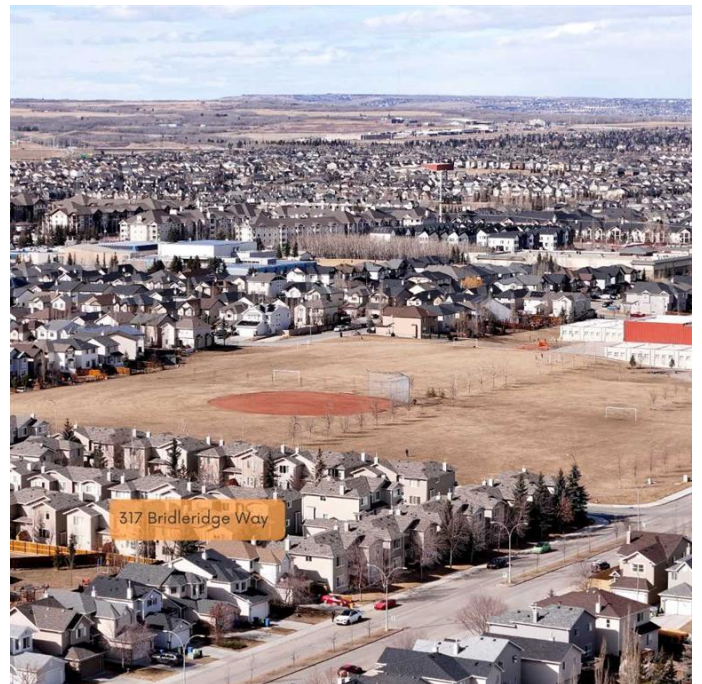
**\$600,000**

5 Bedroom, 4.00 Bathroom, 1,530 sqft  
Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

CLOSE TO SCHOOLS, PARKS AND PLAYGROUNDS | WEST BACKYARD | FULLY DEVELOPED BASEMENT | A/C | Welcome home to 317 Bridleridge Way SW in the wonderful family community of Bridlewood. The main level features vinyl flooring throughout and large west-facing windows, letting in an abundance of natural light. The upgraded kitchen includes stainless steel appliances, ample counter space, and large cabinets throughout. This level also has a 2pc powder room, a spacious dining area, a laundry room and access to the fully landscaped backyard, complete with a large deck, an ideal setting for summer BBQs with a very private atmosphere. The upper level features a sizeable primary bedroom with a large ensuite and ample closet space. Additionally, you will find two more sizable bedrooms and an additional 4-pc bathroom. The fully developed basement could be a teenager's dream space, complete with a large rec room, 2 more bedrooms and a 3pc bathroom. Some recent updates include a new roof in 2021 with storm-resistant shingles and a new furnace and a hot water on demand system in 2022. This family home is close to shopping, schools, parks, and pathways, has easy access to the new ring road, and is just 5 minutes from Fishcreek Park. Take advantage of this well-priced home and book your private showing today.

Built in 2003



## Essential Information

MLS® #	A2205419
Price	\$600,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,530
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	317 Bridleridge Way Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4M5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Lighting

Lot Description Back Yard, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed March 27th, 2025

Days on Market 27

Zoning R-G

## Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.