

\$699,900 - 269 Bridleridge View Sw, Calgary

MLS® #A2238452

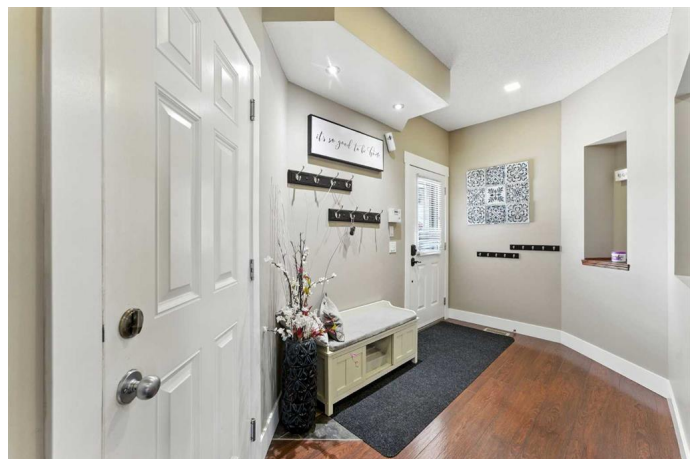
\$699,900

4 Bedroom, 3.00 Bathroom, 1,855 sqft

Residential on 0.13 Acres

Bridlewood, Calgary, Alberta

This spacious and impeccably maintained 4-bedroom, 3-bathroom custom-built 2-storey home offers 2,548 sq ft of developed living space on one of the largest pie-shaped lots in Bridlewood. Tucked into a quiet cul-de-sac and lovingly cared for by the original owners, this home reflects true pride of ownership and is in exceptional condition. Step inside to a bright and open layout featuring 9-foot ceilings, a versatile formal dining room or den, a large family room with a cozy gas fireplace, and a beautifully upgraded kitchen with a raised eating bar and sunny breakfast nook surrounded by windows. A convenient half-bathroom completes the main level. Just off the kitchen, step out onto the large cedar deck, ideal for entertaining or relaxing in the expansive, treed and private backyard. Upstairs, you'll find three spacious bedrooms, two full bathrooms, a cozy bonus room, and upper-floor laundry. The generous primary suite features a 4-piece ensuite with a corner soaker tub, separate shower, and a large walk-in closet. The fully finished basement adds a fourth bedroom—also with a walk-in closet—alongside a large recreation room and a dedicated theatre/media area, perfect for family movie nights or a games setup. This home has been thoughtfully upgraded to ensure both comfort and peace of mind. Major updates include a new roof, siding, furnace, and hot water tank—all completed in 2021, along with a new air conditioning unit in 2023. The driveway has



also been upgraded, and the home is equipped with a built-in smart security system and a five-camera motion sensor surveillance system with mobile app access, providing modern convenience and enhanced security. The kitchen includes a new oven (2023) and microwave (2024), with all other appliances replaced in 2019, offering stylish and reliable functionality. Additional interior updates include new lighting, fresh paint, modernized cabinetry, updated baseboards, and new flooring throughout, making this home completely move-in ready.

Built in 2007

Essential Information

MLS® #	A2238452
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,855
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	269 Bridleridge View Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0E6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit
Lot Description	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	13
Zoning	R-G

Listing Details

Listing Office	eXp Realty
----------------	------------

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.