

# \$719,900 - 327 Bridlewood Place Sw, Calgary

MLS® #A2195376

**\$719,900**

5 Bedroom, 4.00 Bathroom, 2,196 sqft  
Residential on 0.13 Acres

Bridlewood, Calgary, Alberta

**\*\*Open House - Sunday April 6, 2:00 pm - 4:00 pm\*\*** Welcome to this beautiful 5 bedroom, 3.5 bathroom, air conditioned home with over 3100 sq ft of living space, located in a quiet cul-de-sac in the sought-after Bridlewood neighbourhood! Situated in a peaceful and well-connected community, this property boasts a spacious west facing backyard that backs onto lush green space and a convenient pathway, offering both privacy and scenic views. With easy access to the pathway, it's ideal for walks or bike rides. Enjoy the perfect balance of tranquility and accessibility with Monsignor J.J. Oâ€™Brien school just steps away, making school runs easier than ever. Upon entry you'll find a living room and dining room, perfect for family meals or entertaining guests. The kitchen with centre island with a breakfast bar offers newer stainless-steel appliances and a corner pantry, combining style and functionality for all your culinary needs with a breakfast nook. The bright and welcoming open-to-below living room with a fireplace, creates a spacious and inviting atmosphere. The main level also features a dedicated office, ideal for remote work or study. The upper floor includes 3 generous bedrooms, a 4-piece bathroom, bonus room and a study nook. The primary includes a walk-in closet with a 4-piece ensuite and walk-in closet. The bonus room overlooks the living room below, offering a wonderful space for family entertainment or relaxation. The finished basement offers even more living



space with 2 additional bedrooms and a 3-piece bathroom, ideal for guests, older children, or a private retreat. Plenty of storage in the basement in addition to a hobby/tv room and a room that has been transformed into a large walk-in closet. Located within close proximity to schools and parks, offering a variety of shopping, dining, and recreational options. Conveniently located near Stoney Trail, you'll have quick access to major roads and transportation. The community also provides easy access to public transit, making commuting a breeze. Don't miss your chance to own this beautiful family home. Schedule your viewing today!

Built in 1999

### **Essential Information**

MLS® #	A2195376
Price	\$719,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,196
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	327 Bridlewood Place Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3R1

## Amenities

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

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 20th, 2025
Days on Market	16
Zoning	R-G

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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