

\$449,900 - 76 Bridlewood View Sw, Calgary

MLS® #A2245465

\$449,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft
Residential on 0.04 Acres

Bridlewood, Calgary, Alberta

*****JOIN US FOR AN OPEN HOUSE
SATURDAY AUG 23 | 3â€“5 PM â€“
DONâ€™T MISS IT!***** WALKOUT | ONE
OF THE LARGEST UNITS | LOWEST
CONDO FEES IN THE AREA | PRISTINE
CONDITION | UPGRADED FLOORING
THROUGHOUT. Welcome to one of the
largest and most beautifully maintained units in
the complex, a rare walkout offering incredible
views of Spruce Meadows and southeast
Calgary. This 1,500 sq ft gem is move-in ready
and shines with thoughtful upgrades, stylish
finishes, and one of the lowest condo fees
youâ€™ll find. The main floor boasts stunning
hardwood flooring, a bright open layout, and a
warm living area with a gas fireplace and
built-in cabinetry. The spacious maple kitchen
is complete with stainless steel appliances, a
dedicated pantry, and direct access to a
sun-drenched upper deck, perfect for BBQ
season. Upstairs, you'll find a generous
primary retreat with a walk-in closet and
private 4-piece ensuite, along with two
additional bedrooms and another full
bathroom, all finished with fresh, newer carpet
and neutral tones throughout. The fully
finished walkout basement offers a large rec
room, access to green space, and tons of
storage in the utility room. This unit also
comes with ceramic tile in all bathrooms and
the mudroom, adding durability and style.
Perfectly located near shopping, schools,
transit, and walking paths, plus 2 convenient
guest parking spots right outside your door.



This is a rare opportunity to own a walkout in a well-run complex that truly stands out.

Built in 2002

Essential Information

MLS® #	A2245465
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	76 Bridlewood View Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3X7

Amenities

Amenities	Parking, Playground, Visitor Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Single Garage Attached, Additional Parking
# of Garages	1

Interior

Interior Features	Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Storage
-------------------	--

Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Level, No Neighbours Behind, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 4th, 2025
Days on Market	17
Zoning	M-1 d75

Listing Details

Listing Office	Town Residential
----------------	------------------

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.