

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

MLS® #A2205419

**\$600,000**

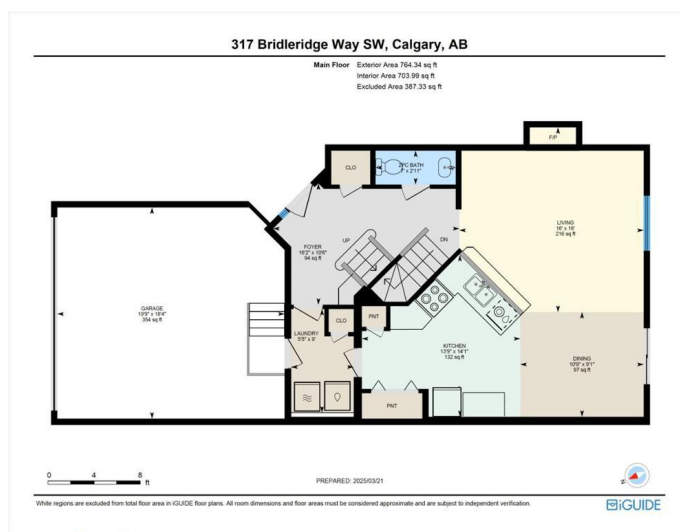
5 Bedroom, 4.00 Bathroom, 1,530 sqft  
Residential on 0.08 Acres

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        22  
Zoning                    R-G

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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