

# \$575,000 - 109 Bridlerange Place Sw, Calgary

MLS® #A2254555

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,869 sqft  
Residential on 0.09 Acres

Bridlewood, Calgary, Alberta

**MASSIVE PRICE REDUCTION OF \$40,000 -**  
Welcome to 109 Bridlerange Place SW. Here is an exceptional opportunity to own a stunning 3 Bedroom 2 storey home with fully developed 1 bedroom illegal basement suite in the sought-after Bridlewood. Nestled on a quiet CUL-DE-SAC and conveniently located close to three schools and excellent grocers & retail stores, this home checks all the boxes! Main floor comes with large open plan family room, with corner fireplace, kitchen with SS appliances, central island and corner pantry. Large dining nook opens up to huge wooden deck with built in pergola overlooking the West facing back yard. 2nd floor offers beautiful master bedroom with 6 piece ensuite and huge walk in closet 2 additional good size bedrooms and 4 pc. main bath. Basement is fully finished with 1 bedroom illegal suite with own kitchen, spacious living room, bedroom with walk in closet and 3 piece bath. Truly great value at this price. Don't miss out on this incredible opportunity to own a spacious, well maintained home with so many desirable features!



Built in 2009

## Essential Information

MLS® #	A2254555
Price	\$575,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	109 Bridlerange Place Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0K8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard, Built-in Barbecue
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Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	47
Zoning	R-G

### **Listing Details**

Listing Office	IQ Real Estate Inc.
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