

# \$499,900 - 142 Bridlewood Avenue Sw, Calgary

MLS® #A2245330

**\$499,900**

4 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.07 Acres

Bridlewood, Calgary, Alberta

Fantastic starter home! This spacious open floor plan has over 1650sqft of development. Located right in front of a bus stop, this bright 4 level split home has a large kitchen with ample cabinets and counter space with stool bar eating and a generous eating area. Equipped with newer stainless steel appliances. Open concept main floor where you can see the living room, dining & kitchen areas. The upper level has 2 bedrooms and a shared 4-piece bath. There is another good-sized room on the lower level but this could be reverted back into one big & spacious family room. Part of the basement is a 3-piece bath with the laundry area, a mechanical room and a storage area. Then the rest of the basement is currently used as a big bedroom but this could easily be converted into a multi-purpose room, too. The backyard is landscaped and flat making a future garage a breeze. While the compact spaces of this home are properly utilized, the peaceful community of Bridlewood and its proximity to schools, shopping, transport and amenities, also make this home ideal for the first-time home-buyer or for investors, alike.

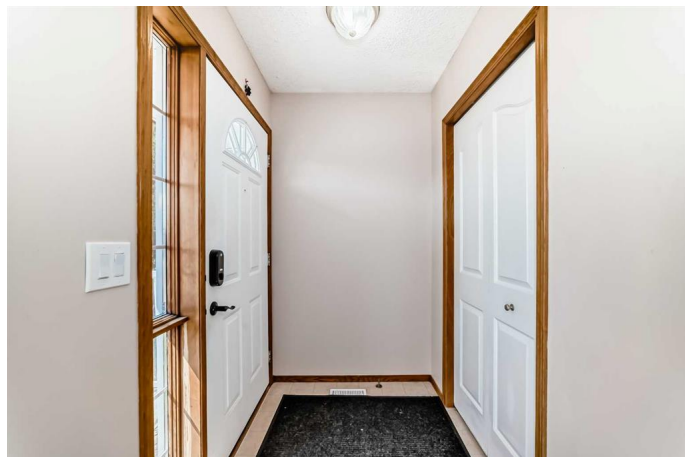
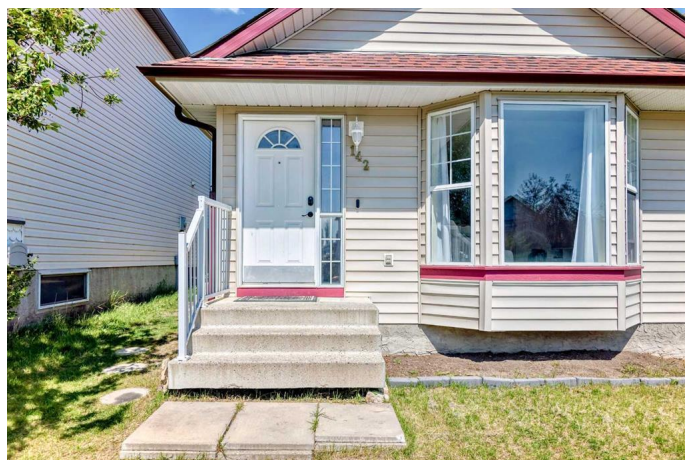
Built in 2000

## Essential Information

MLS® # A2245330

Price \$499,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 872           |
| Acres          | 0.07          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 142 Bridlewood Avenue Sw |
| Subdivision | Bridlewood               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 3T5                  |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Rectangular Lot                    |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 3                |
| Zoning         | R-G              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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