

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

MLS® #A2205419

**\$600,000**

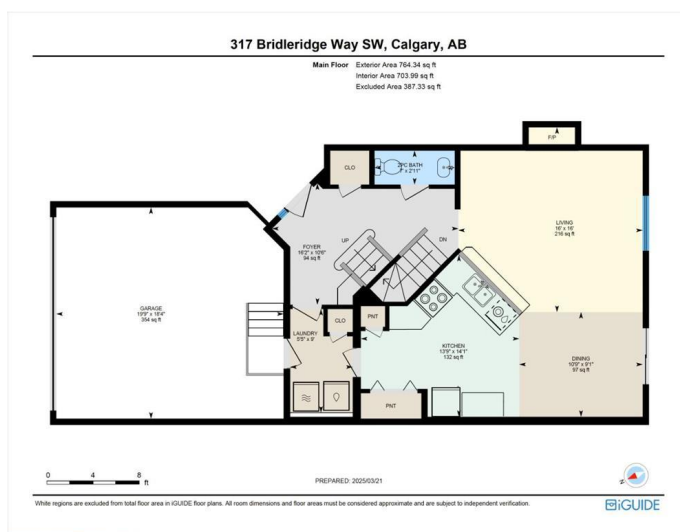
5 Bedroom, 4.00 Bathroom, 1,530 sqft  
Residential on 0.08 Acres

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        23  
Zoning                    R-G

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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