

**46 Bridleridge Way SW**  
**Calgary, Alberta**

**MLS # A2272724**



**\$639,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

**Inclusions:** Basement appliances: Fridge, stove, dishwasher, hood fan, washer, dryer, Garage A/C

Welcome to 46 Bridleridge Way SW, a versatile and extensively updated two-storey home in the family-friendly community of Bridlewood. This rare offering includes a legal one-bedroom, one-bath walkout basement suite, a two-bedroom, two-bath main and upper level, a front double attached garage, and a 540 sq. ft. heated and air-conditioned detached shop or garage with additional on-site parking. The combination of living spaces and outbuildings creates exceptional flexibility for investors, multi-generational households, home-based businesses, or buyers seeking two potential income streams. The main level features an open and functional layout with a bright living area, gas fireplace, and a spacious kitchen overlooking the backyard, along with one bedroom and one full bathroom. The second floor is dedicated to the private primary retreat, complete with a walk-in closet and ensuite bathroom. The legal walkout basement suite offers its own entrance, a full kitchen, living area, bedroom, and bathroom, making it well-suited for tenants or extended family. A shared lower-level common area includes two sets of stacked washer and dryer units for added convenience. This home has benefited from extensive improvements. In 2020, an inverter was added to the detached garage. In 2023, the upper deck was rebuilt with composite decking and aluminum railing, the upstairs ensuite was upgraded with a walk-in shower, and the upper level received new paint and carpet. The attached garage was insulated, poly'd, and drywalled, and a new insulated overhead door was installed. The home and detached garage both received a full exterior siding wrap and new shingles. A new man door and frame were added to the detached garage, and the lower suite received a new dishwasher. In 2025, both furnaces were professionally serviced and repaired, with

approximately \$2,500 invested. The upstairs suite received a new dishwasher, while the walkout suite saw further updates including new flooring, paint, toilet, stove fan, and refrigerator. Bridlewood is a well-established southwest Calgary community known for its welcoming atmosphere, access to natural wetlands and pathways, and convenient proximity to schools, transit, shopping, and major routes such as Stoney Trail and Macleod Trail. This property offers a unique blend of functionality, income potential, and thoughtful updates in a highly desirable neighbourhood.