

**187 Bridlewood View SW**  
**Calgary, Alberta**

**MLS # A2300241**



**\$415,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to 187 Bridlewood View SW — a beautifully maintained corner unit offering 3 bedrooms, 2.5 bathrooms, and an exceptional blend of comfort, style, and convenience in a sought-after community. The bright and airy main floor showcases high ceilings, rich hardwood flooring, and an abundance of windows that flood the space with natural light. The open-concept layout is perfect for both everyday living and entertaining, featuring a modern kitchen with sleek stainless steel appliances, ample cabinetry, and seamless flow into the dining and living areas. A stunning gas fireplace adds warmth and charm, while a convenient 2-piece powder room completes the main level. Step outside to your covered deck overlooking green space, the perfect spot to relax or enjoy your morning coffee in a peaceful setting. Upstairs, you’ll find three spacious bedrooms, including an exceptionally large primary retreat with a walk-in closet and a private 4-piece ensuite. The upper-level laundry adds everyday convenience right where you need it. Additional highlights include a single attached garage, convenient visitor parking located nearby, low condo fees, and a desirable west-facing front that enhances natural light throughout the home. Ideally located close to shopping, schools, parks, and a wide range of amenities, with quick and easy access to major roadways—this home offers the perfect combination of lifestyle and location. Don’t miss your opportunity to call this fantastic property home!