REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

9 Bridle Estates Way SW Calgary, Alberta

MLS # A2357281

$709,900

Division:	Bridlewood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,277 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Greenbelt, I		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum, Tile	**Sewer:**	-
Roof:	Concrete	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: none

End unit in the desirable Bridlewood Estates Villa's Complex This lovingly cared for home is in immaculate condition showing true pride of ownership . This pristine unit is south facing with large windows making it bright and inviting on an oversized lot . The extended green space is beautifully landscaped with mature trees and manicured lawns creating additional privacy . Just under 1300 sq.ft this home offers a large primary suite with spacious walk-in closet , a luxurious ensuite with large soaker tub , full sized vanity and stand alone shower and linen closet . There is a large formal living room with feature three-sided fireplace , a showcase window looking onto the green space , a generous sized formal dining room and a cozy breakfast nook with a door leading to the sun drenched deck with plenty of room for outdoor patio furniture and BBQ. The main level is complimented with a cozy den / study at the front which looks out onto the front porch . There is a full sized main floor laundry room which offers ample storage as well . The lower level is professionally finished offering a large great room with classy built-in shelving which surrounds another feature gas fireplace . The lower level bedroom is generous in size with an additional 4 piece bath and the enormous utility room and storage space has to be seen to be appreciated . (Age Restricted + 55) This is truly a home that exudes class and charm .

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of RE/MAX House of Real Estate. Information is believed to be reliable but not guaranteed.