

# \$574,900 - 261 Bridlecreek Park Sw, Calgary

MLS® #A2260446

**\$574,900**

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.11 Acres

Bridlewood, Calgary, Alberta

DOUBLE ATTACHED GARAGE | FULLY DEVELOPED | CORNER LOT | QUICK & EASY ACCESS | Nicely located, this fully developed bungalow offers charming curb appeal, a sunny backyard with garden & provides easy access to amenities. Designed with spacious rooms & an abundance of natural light, you are welcomed into this home in the front living room with high ceilings & large windows; the open dining area & kitchen lends itself to gathering with family & friends. The kitchen showcases granite counters, stainless steel appliances & a moveable island. At the rear of the home is a wonderful flex space that could serve as a breakfast nook or simply a casual sitting area to enjoy your morning coffee; with direct access to the large deck. There are two generous sized bedrooms & a 4pc bathroom completing this level. The lower level is finished with a family/games room, 3rd bedroom, wet bar/kitchenette with Sub Zero refrigeration drawers, a full bathroom; plus lower laundry room & extra storage. This home sits on a sunny corner lot and is fully fenced & landscaped; complete with deck, enclosed gazebo, shed & your own garden. Also; NEW ROOF; the shingles have been replaced within the last 2 yrs! THIS IS THE ONLY BUNGALOW WITH DOUBLE ATTACHED GARAGE IN ALL OF SOUTH CALGARY UNDER \$600K; don't miss this incredible opportunity & unlock the potential this home has to offer. Immediate



possession available.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260446    |
| Price          | \$574,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,081       |
| Acres          | 0.11        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 261 Bridlecreek Park Sw |
| Subdivision | Bridlewood              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 3P2                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home                                                                  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                        |
| Cooling           | None                                                                                                                              |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

**Exterior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                                |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Gazebo |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Vinyl Siding, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                     |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-G                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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