272 Bridle Estates Road SW

Calgary | Active | MLS® A2346013

$684,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2009**	**1,287.29 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

BRIDLE ESTATES - AN INCREDIBLE OPPORTUNITY IN 55+ LIVING! NO CONDO FEES! DON'T MISS THIS ONE! OPEN HOUSE THIS SUNDAY, NOVEMBER 22, FROM 2:00-4:00 PM!

YOU WILL WANT TO SEE THIS ONE! Beautifully located in one of the most desirable positions in Bridle Estates, this attractive bungalow-style villa offers the perfect combination of independent living, comfort and carefree convenience. And here's something you don't see every day: NO TRADITIONAL CONDO FEES! For just $180 per month in homeowners fees, enjoy having your lawn cut, snow removed and the community park beautifully maintained. It's the maintenance-free lifestyle you've been looking for without the burden of traditional condo fees!

The location is exceptional, featuring a sunny south-facing backyard surrounded by mature trees and attractive shrubs. It's your own private outdoor retreat, perfect for morning coffee, afternoon sunshine or relaxing evenings.

Step inside and you'll immediately appreciate the bright, open-concept design and abundance of natural light. A stunning three-way fireplace welcomes you at the entrance and creates a warm, inviting atmosphere throughout the home. Gleaming hardwood floors flow through the dining room, living room and primary bedroom.

Love entertaining? The spacious dining room easily accommodates up to 10 guests around the table, making it ideal for Christmas, Thanksgiving and family get-togethers. The open kitchen is equally impressive, offering plenty of workspace and newer premium LG appliances.

The generous primary bedroom features a walk-in closet and a private ensuite with separate tub and shower. A versatile flex room near the front entrance provides the perfect space for a home office, cozy den or comfortable second bedroom for visiting family and friends.

Even better, the expensive upgrades have already been taken care of! Enjoy a newer furnace, newer hot water tank, central air conditioning, underground sprinklers, newer washer and dryer, and attractive LED exterior soffit lighting to brighten the home for evening enjoyment and special occasions.

Need more room? The enormous basement offers tremendous future development potential, with high ceilings, four oversized windows, roughed-in plumbing and two separate areas ready for your ideas.

The fully insulated and drywalled garage also offers additional overhead storage.

OPPORTUNITIES LIKE THIS DON'T COME ALONG EVERY DAY! A beautifully situated bungalow villa, sunny south-facing backyard, numerous major upgrades, an oversized dining area, tremendous basement potential and a maintenance package for just $180 per month.

DON'T JUST DRIVE BY - COME INSIDE AND SEE THE VALUE FOR YOURSELF!

JOIN US THIS SUNDAY, NOVEMBER 22 FROM 2:00-4:00 PM. THIS IS ONE YOU WON'T WANT TO MISS!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346013
Bedrooms	2
Bathrooms	2
Year Built	2009
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,287.29 sq. ft.
Main Level Finished Area:	1,287.29 sq. ft.
HOA Fee Frequency:	Monthly
Lot Area:	4,413 sq. ft.
Lot Frontage:	38'5"
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)

Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	0612357
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Concrete
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$180.00

City Quadrant:	Southwest
Community:	Bridlewood
Amenities:	Gazebo, Picnic Area
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Central Vac is as is
Restrictions:	Age Restriction - 55+
Main Floor	Living Room · 20'4" × 10'3" ·
Main Floor	Kitchen · 16'2" × 9'8" ·
Main Floor	Dining Room · 14'6" × 11'10" ·
Main Floor	Bedroom · 10'6" × 9'6" ·
Main Floor	Bedroom - Primary · 22'2" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck, Patio
Lot Features:	Backs on to Park/Green Space, Landscaped, Level, Low Maintenance Landscape, No Back Lane, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/272-bridle-estates-road-sw-calgary-a2346013/

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