49 Bridleridge Road SW

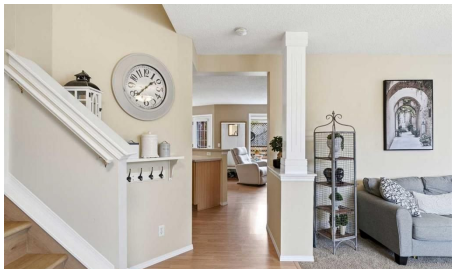
Calgary | Active | MLS® A2351891

$639,923









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2002**	**1,986.51 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

49 Bridleridge Road SW | A beautifully landscaped 2-storey home offering three bedrooms upstairs, a fourth bedroom on the lower level, & inviting spaces to gather, relax, & entertain. Large windows fill the main-floor family room with natural light & frame views of the backyard, where a deck & pergola create a welcoming setting for summer evenings & backyard barbecues. The open-concept layout connects the family room, kitchen, & dining area, making everyday living & entertaining effortless. A walk-through pantry links the kitchen to the main-floor laundry room & mudroom, adding practical convenience. Upstairs, the spacious bonus room features large windows, a desk nook, & built-in storage. The primary bedroom offers a four-piece ensuite with a separate tub & shower, leading to a walk-in closet. Two additional bedrooms complete the upper level. Downstairs, the fourth bedroom is complemented by a large unfinished area with potential for a future games room or additional living space. Basement windows have also been upgraded to egress. Enjoy convenient access to shopping, Bridlewood Wetlands Park, Evergreen Playground, schools for all grades, & transit connections, including the C-Train. Stoney Trail, Macleod Trail, & 162 Avenue provide easy access around the City, while St. Mary's University is just minutes away.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351891
Bedrooms	4
Bathrooms	3
Year Built	2002
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,986.51 sq. ft.
Main Level Finished Area:	902.69 sq. ft.

Upper Level Finished Area:	1,083.83 sq. ft.
Below Grade Finished Area:	828.5 sq. ft.
Acreage:	No
Lot Area:	4,445 sq. ft.
Lot Frontage:	38'2"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2002 (Age: 24)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0011889
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	Central Air

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Bridlewood
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Shed (2)
Restrictions:	None Known
Main Floor	Living Room · 13'3" × 9'5" ·
Main Floor	Kitchen · 14'1" × 11'5" ·
Main Floor	Dining Room · 12'10" × 9'6" ·
Main Floor	Family Room · 15'10" × 14'11" ·
Main Floor	Laundry · 5'11" × 4'11" ·
2nd Floor	Bedroom - Primary · 14'2" × 12' ·
2nd Floor	Bedroom · 12'5" × 10'2" ·
2nd Floor	Bedroom · 10'8" × 10'2" ·
2nd Floor	Bonus Room · 16'10" × 12'5" ·
2nd Floor	Walk-In Closet · 8'4" × 6'2" ·
Lower Level	Bedroom · 14'4" × 11'11" ·
Lower Level	Flex Space · 28'1" × 14'7" ·
Lower Level	Furnace/Utility Room · 18'10" × 17'4" ·

Title to Land:	Fee Simple
Community Features:	None, Park, Playground, Schools Nearby
Interior Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry
Exterior Features:	BBQ gas line, Private Yard, Storage
Patio And Porch Features:	Deck, Patio
Lot Features:	Landscaped, No Back Lane, Rectangular Lot, Treed
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1N
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/49-bridleridge-road-sw-calgary-a2351891/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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