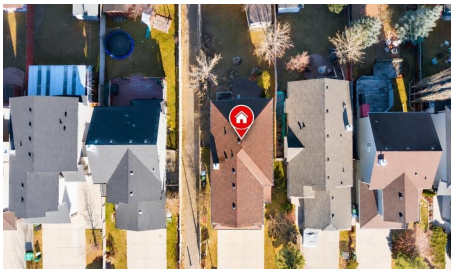
52 Bridlemeadows Common SW

Calgary | Active | MLS® A2358741

$650,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2004**	**1,951 sq. ft.**

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Listed by Royal LePage Benchmark

A closer look

An exceptional setting, a welcoming home, and room for the whole family to thrive! Tucked away on a quiet street in one of Bridlewood's most desirable pockets, this bright and spacious two-storey home enjoys an enviable location directly across from a playground and alongside a lighted walking pathway. Offering 1,951 sq. ft. above grade, a sizeable lot, private backyard and thoughtfully designed living spaces across three developed levels, this home balances comfort, functionality and family living.

Step inside and discover an inviting interior filled with natural light, high ceilings and updated main-floor flooring. The spacious living room, centred around a cozy gas fireplace, creates a warm atmosphere for relaxing or entertaining. The well-appointed kitchen offers generous cabinetry, ample counter space, a large island with breakfast bar seating and a convenient walk-through pantry. An adjoining dining area welcomes everyday meals and gatherings, while the sought-after main-floor laundry and powder room add convenience.

Upstairs, the impressive vaulted-ceiling bonus room is a highlight, offering a generous second family living space with natural light and recessed lighting. Perfect for movie nights, a children's retreat or simply unwinding, this versatile space is complemented by a separate workspace area ideal for homework or working from home. The spacious primary suite features a walk-in closet and four-piece ensuite with a separate shower and soaker tub, while two additional bedrooms and a full bathroom complete the upper level.

The developed basement extends the home's versatility with additional recreation space, a dedicated office and two additional rooms currently used as bedrooms, both with non-conforming windows that do not meet emergency egress requirements. There is also potential to explore adding a future basement bathroom, subject to feasibility and permits.

Outside, the sizeable lot offers a wonderful sense of space and privacy. The private backyard provides an inviting setting for entertaining, gardening, summer barbecues or simply enjoying the outdoors. A rear deck, gated access along both sides of the home, double attached garage and driveway enhance the property's functionality.

The LOCATION is outstanding! A playground directly across the street, a lighted pathway connecting to Bridlewood School (K-6), and nearby Monsignor J. J. O'Brien School make this an exceptional family setting. Shopping, restaurants and everyday amenities are close at hand, while world-renowned Spruce Meadows and beautiful Fish Creek Provincial Park offer fantastic recreational opportunities. Convenient access to Stoney Trail and Macleod Trail makes travelling throughout Calgary easy, with the Rocky Mountains accessible for weekend adventures.

With its welcoming atmosphere, generous family living spaces, versatile layout and exceptional neighbourhood setting, this is more than just a house - it's a wonderful place to call home!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2358741
Bedrooms	3
Bathrooms	3
Year Built	2004
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:	1,951 sq. ft.
Main Level Finished Area:	809 sq. ft.
Upper Level Finished Area:	1,142 sq. ft.
Below Grade Finished Area:	736 sq. ft.
Acreage:	No
Lot Area:	4,983 sq. ft.
Lot Frontage:	37'1"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0

Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0410786
Heating:	Central, Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Stone, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Bridlewood
Appliances:	Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings

Inclusions:	Moveable shed
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 10'3" × 9' ·
Main Floor	Foyer · 8'3" × 6'3" ·
Main Floor	Kitchen · 19'1" × 12' ·
Main Floor	Laundry · 9'5" × 8'3" ·
Main Floor	Living Room · 15'6" × 12'3" ·
Upper Level	Bedroom · 12'4" × 9'4" ·
Upper Level	Bedroom · 12'4" × 9'3" ·
Upper Level	Family Room · 18'5" × 17'7" ·
Upper Level	Bedroom - Primary · 14' × 12'9" ·
Upper Level	Walk-In Closet · 8'7" × 6'4" ·
Basement	Flex Space · 12' × 10'4" ·
Basement	Flex Space · 9'11" × 8'8" ·
Basement	Office · 13'9" × 7'11" ·
Basement	Game Room · 18'6" × 10'8" ·
Basement	Furnace/Utility Room · 8' × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Street Lighting, Yard Drainage
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-1N
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-bridlemeadows-common-sw-calgary-a2358741/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.