9 Bridle Estates Way SW

Calgary | Active | MLS® A2357281

$709,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2005**	**1,277 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

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 .

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357281
Bedrooms	2
Bathrooms	3
Year Built	2005
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-Villa
Total Living Area:	1,277 sq. ft.

Main Level Finished Area:	1,277 sq. ft.
Below Grade Finished Area:	1,160 sq. ft.
HOA Fee Frequency:	Monthly
Lot Area:	5,457 sq. ft.
Lot Frontage:	54'
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2005 (Age: 21)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0512613
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	Duplex
Roof:	Concrete

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Gas, Living Room, Mantle, See Through, Three-Sided, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
HOA Fee:	$180.00
City Quadrant:	Southwest
Community:	Bridlewood
Amenities:	Clubhouse
Appliances:	Dryer, Electric Oven, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	Age Restriction - 55+
Main Floor	Living Room · 19'9" × 11'4" ·
Main Floor	Dining Room · 18'8" × 13'5" ·
Main Floor	Breakfast Nook · 8'10" × 8'6" ·
Main Floor	Kitchen · 11'2" × 8'7" ·
Main Floor	Den · 10'4" × 9'3" ·
Main Floor	Bedroom - Primary · 21'11" × 10'6" ·
Main Floor	Laundry · 6' × 6' ·

Lower Level	Family Room · 23'2" × 18'11" ·
Lower Level	Flex Space · 18'3" × 13'3" ·
Lower Level	Storage · 17'5" × 15'11" ·
Basement	Bedroom · 14'1" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Playground, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Greenbelt, Irregular Lot, Many Trees, No Back Lane, Street Lighting, Treed, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/9-bridle-estates-way-sw-calgary-a2357281/

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