

# \$640,000 - 269 Bridlemeadows Common Sw, Calgary

MLS® #A2240884

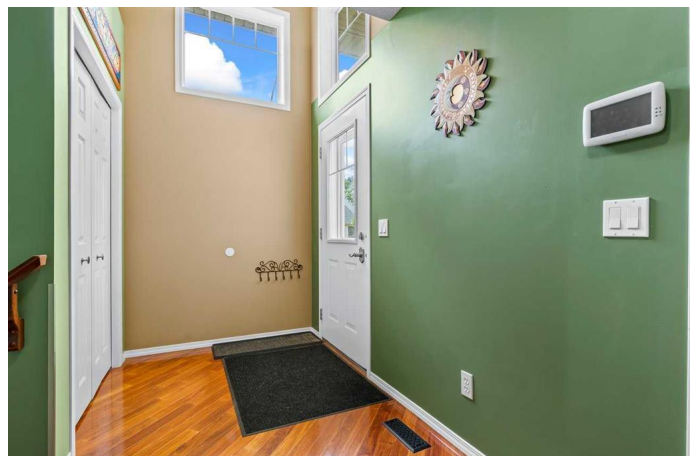
**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,616 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

Welcome to Bridlewood and this beautifully maintained, one-of-a-kind home that offers the perfect blend of comfort, function, and character. Located on a prime corner lot, this property stands out with its thoughtful design—ideal for families, multi-generational living, or those looking to downsize without compromise. The main floor is truly impressive, featuring soaring vaulted ceilings, a dramatic floor-to-ceiling brick fireplace, and sun-drenched living spaces with gleaming hardwood floors throughout. The open-concept kitchen is perfect for entertaining, with granite countertops, stainless steel appliances, ample pantry storage, and easy flow into the dining and living areas. You™ll find two bedrooms and laundry on the main level, making this a rare opportunity to age in place or enjoy the convenience of one-level living. The spacious primary suite features plenty of closet space and a private 4-piece ensuite, while the second bedroom is located just off another full bathroom. Walk directly out to the rear patio to enjoy your morning coffee or host summer BBQs. The upper level offers a massive loft/bonus room—perfect for a home office, playroom, or media lounge—while the fully finished lower level includes two more large rooms, one is a bedroom with a walk-in closet and ensuite, ideal for teenagers or guests and another one is a family room. A large storage room completes the basement level. Situated on a corner lot with tons of street parking, this



home also provides space for the kids to play, walk to nearby parks, or enjoy a quick game of street hockey. Just a few homes down from a playground and close to schools, shopping, and transit, this is a location and layout that's hard to beat. Flexible possession available—don't miss your chance to own this truly special home!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240884    |
| Price          | \$640,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,616       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 269 Bridlemeadows Common Sw |
| Subdivision | Bridlewood                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Y 4V4                     |

### Amenities

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

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | High Ceilings, Pantry, Quartz Counters                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator |
| Heating           | Fireplace(s), Forced Air                                      |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 2                                                             |
| Fireplaces        | Gas, Living Room, Basement                                    |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Concrete, Wood Frame                                          |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | R-N1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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