

# \$594,999 - 223 Bridlewood Avenue Sw, Calgary

MLS® #A2226729

**\$594,999**

4 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

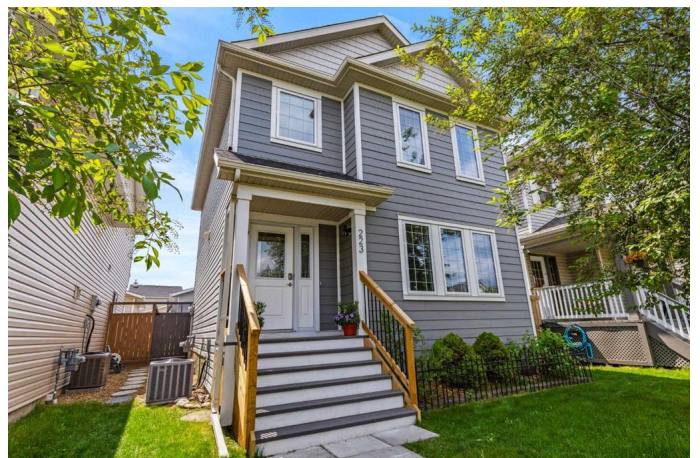
OPEN HOUSE CANCELLED! Welcome to 223 Bridlewood Ave SW, a beautifully updated 4-bedroom, 3-bathroom home offering over 1800 sq ft of thoughtfully designed living space in a quiet, family-friendly community. This home has been extensively renovated inside and out, with upgrades including luxury vinyl plank flooring, fresh paint, bathrooms, sleek modern railings, and triple-pane windows throughout.

The open-concept main floor is both functional and stylish, with a spacious living area that flows into a bright, updated kitchen. Here you'll find a large butcher block island with built-in storage, modern cabinetry, and a custom dual pantry with a built-in bench—perfect for entertaining or busy family life.

Upstairs, the sunlit primary bedroom features a beautifully updated cheater ensuite with new flooring and a fully tiled tub. Two additional bedrooms complete the upper level, offering plenty of space for family or guests.

The fully finished, permitted basement adds incredible versatility with a cozy den, full bathroom with shower, a fourth bedroom, and a clean, organized laundry room complete with custom storage shelves. Major mechanical updates have been taken care of for you, including a brand-new 2025 hot water tank and new central air conditioning (2023).

Step outside to enjoy the summer on your large covered deck, complete with a BBQ gas line, lots of privacy and a large yard with storage shed and a heated double detached



garage with 9-ft ceilings, all built with proper city permits. The roof and front and rear siding were replaced (James Hardie cement board siding) in 2021, offering long-term peace of mind.

Conveniently located near schools, parks, shopping, and transit, this move-in ready home offers incredible value and comfort in one of the city’s most desirable areas. Don’t miss your chance to own this fully upgraded gem.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226729    |
| Price          | \$594,999   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,320       |
| Acres          | 0.08        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 223 Bridlewood Avenue Sw |
| Subdivision | Bridlewood               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 4L2                  |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages            2

### **Interior**

Interior Features    Bookcases, Closet Organizers, Kitchen Island  
Appliances            Central Air Conditioner, Dishwasher, Electric Oven, Microwave,  
Refrigerator, Washer/Dryer, Window Coverings  
Heating                Forced Air, Natural Gas  
Cooling                Central Air  
Has Basement        Yes  
Basement              Finished, Full

### **Exterior**

Exterior Features    Garden, Playground  
Lot Description       Back Lane  
Roof                    Asphalt Shingle  
Construction        Vinyl Siding, Wood Frame  
Foundation           Poured Concrete

### **Additional Information**

Date Listed            June 3rd, 2025  
Days on Market       13  
Zoning                  R-G

### **Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

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