

# \$750,000 - 103 Bridle Estates Mews Sw, Calgary

MLS® #A2196647

**\$750,000**

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.10 Acres

Bridlewood, Calgary, Alberta

Discover the perfect blend of comfort, convenience, and elegance in this stunning **FULLY FINISHED WALKOUT 55+ BUNGALOW VILLA** in the highly sought-after **BRIDLE ESTATES**! This home immediately impresses with its charming curb appeal, featuring a beautiful covered front porch and a double attached garage, complete with custom shelving for extra storage. Step inside to find a freshly painted, open-concept layout bathed in natural light, thanks to the large windows and neutral earth tones throughout. The spacious kitchen, equipped with stainless steel appliances, a breakfast bar, an abundance of prep space, and ample cabinet storage, flows seamlessly into the cozy living room, where a gas fireplace provides the perfect ambiance. The generous dining area at the front of the home doubles as a versatile flex space—ideal for an additional sitting area or home office. Maple hardwood flooring featured on the main level, which also features the convenience of main floor laundry just off the garage entrance. Enjoy sunny evenings on the rear balcony, perfect for BBQs and relaxation. The primary bedroom offers a peaceful retreat with a roomy walk-in closet and a large ensuite that features a soaker tub and brand new renovated standing shower (JUNE 2024). The fully developed walkout basement boasts 9'™ ceilings, two additional large bedrooms, a full 4 pc bath, and a spacious rec/entertainment area with a second gas fireplace. You'll also appreciate the ample storage space and



the walk out to the private lower patio, perfect for unwinding. Enjoy the ease and beauty of a lush, green lawn all season long with the convenience of underground irrigation. With approximately 2600 square feet of developed living space, this home offers plenty of room for both living and storage. Bridle Estates is renowned for its community amenities, including green spaces, a clubhouse, and walking paths. The HOA fee covers landscaping and snow removal, ensuring a maintenance-free lifestyle. Located just steps from transit, shopping, and close to Spruce Meadows, this home offers easy access to all corners of Calgary, thanks to the Stoney Trail expansion. Donâ€™t miss this opportunity to enjoy an active, carefree lifestyle in a beautiful communityâ€”schedule your private viewing today!

Built in 2006

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2196647               |
| Price          | \$750,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,403                  |
| Acres          | 0.10                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 103 Bridle Estates Mews Sw |
| Subdivision | Bridlewood                 |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2A 6R1 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Side By Side |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Gas, Living Room, Mantle, Tile  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Yard  |
| Lot Description   | Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot, Street Lighting, Underground Sprinklers |
| Roof              | Concrete   |
| Construction      | Composite Siding, Concrete, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 68                  |
| Zoning         | R-2                 |
| HOA Fees       | 170                 |
| HOA Fees Freq. | MON                 |

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.