

**47 Bridlecrest Road SW
Calgary, Alberta**

MLS # A2278844

\$549,900



Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,399 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		
Inclusions:	TV Mounts (2), Garage Opener		

Welcome to 47 Bridlecrest Road SW, a well-located 2-storey home in the established and family-friendly community of Bridlewood. Offering 4 bedrooms and 4 bathrooms, this property delivers a functional layout with plenty of living space and flexibility for a growing household. The main floor features a comfortable living and dining area filled with natural light, along with a practical kitchen offering a central island, ample cabinetry, and a pantry. The open layout supports everyday living and easy entertaining, while a convenient main-floor powder room adds to the home's practicality. Upstairs, the primary bedroom provides a private retreat with a 4-piece ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, offering space for family members, guests, or a dedicated home office. The fully finished basement expands the usable living area with a large family room that boasts full-wall built-in shelving and an additional bedroom, ideal for recreation, hobbies, or quiet workspace. This added level of flexibility makes the home well-suited to a variety of lifestyle needs. Outside, enjoy a fully fenced backyard with a raised deck — a welcoming space for summer gatherings, pets, or relaxing outdoors. The double detached garage offers secure parking and valuable storage year-round. Situated on a quiet interior street close to schools, parks, shopping, transit, and major roadways, this home offers convenient access to everyday amenities while maintaining a peaceful neighbourhood setting. Bridlewood is known for its strong community feel, green spaces, and accessible southwest location. This property presents a practical and approachable entry into homeownership, offering space, comfort, and long-term potential in one of southwest Calgary's most popular communities.