

36 Bridlecrest Street SW  
Calgary, Alberta

MLS # A2280306

**\$505,000**



<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,585 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island		

  

<b>Inclusions:</b>	shed
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Welcome to this inviting 3 bedroom, 2.5 bath home tucked into a quiet pocket of Bridlewood. The main floor is designed for real life and real entertaining, with an open-concept layout, a double-sided fireplace, and a spacious kitchen with a large island that naturally becomes the gathering spot. Step out onto the covered back deck and you'll see why this home is perfect for hosting friends, summer dinners, or simply enjoying a quiet evening outside.

Upstairs, you'll find three comfortable bedrooms, including a primary retreat complete with a walk-in closet and an ensuite featuring a soaker tub and separate stand-up shower, the perfect place to unwind at the end of the day. The unfinished basement offers endless potential to create the space your family needs, whether that's a home gym, media room, or extra living area.

With quick access to Stoney Trail and all amenities just minutes away