



**16 Bridlecrest Street SW  
Calgary, Alberta**

**MLS # A2248858**



**\$540,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,423 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Here's a well-maintained home that is reasonably-priced!!! Welcome to this open concept main floor, 2-storey, 3 bedrooms and 3.5 baths, home. This property is ideally located in the peaceful Bridlewood community & is very close to schools, shopping, bus routes and exits to main city roads. The entire easy-maintenance main floor has ceramic tiles ; starting from the spacious foyer that flows seamlessly to the living room, half bath, dining area and kitchen. You will find a decorative gas fireplace neatly tucked between the living & dining rooms. On the upper level, there are 2 master bedrooms, each with its own 4-piece bath. One of which, has a soaker tub. In here is also a flexi-room which can be used as a mini-family room/ office/ study area. The partially finished and permitted basement , has a bedroom, a full bath, a laundry area, ample storage and a rec room. The backyard has a huge deck for barbeque and relaxation. There are ample gardening spaces on both the front lawn & backyard, too. This well-maintained home awaits any first time homebuyer, down-sizers or investor, alike. Come & view to appreciate!