



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

16 Bridlecrest Street SW
Calgary, Alberta

MLS # A2248858



\$540,000

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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!