



**50 Bridlecrest Gardens SW  
Calgary, Alberta**

**MLS # A2254604**



**\$535,000**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Located on a quiet cul-de-sac, this 2-storey home offers over 1,600 sq. ft. of living space with a fully finished basement and double detached garage. The main floor features an open living and dining area with a bay window, functional kitchen, and a half bath. Upstairs has three bedrooms including a primary with walk-in closet and ensuite, plus another full bathroom. The basement is finished with an additional full bathroom and living area. Outside, you'll find a three-tiered deck, yard space, and an insulated 20x20 garage. The roof have been replaced just about 2 years ago. Don't miss the rare opportunity!!