



GRASSROOTS
REALTY GROUP

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42 Bridlecrest Gardens SW
Calgary, Alberta

MLS # A2278786



\$534,900

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,521 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized, Parking Pad, RV Access		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Solar panels on roof.

Welcome to 42 Bridlecrest Gardens SW, a warm and inviting detached home that offers comfort, practicality, and thoughtful upgrades in the heart of Bridlewood! This well-cared-for home features three bedrooms and two and a half bathrooms, providing a functional layout that works well for families, first-time buyers, or those looking for extra space to grow. The main living areas are bright and welcoming, designed for everyday living and easy entertaining, while the upper level offers well-proportioned bedrooms and bathrooms that support busy household routines. This property features a newer OVERSIZED detached garage (with the option to install a car charger), a rare and highly valuable addition. In addition to the garage, the rear parking pad accommodates an additional vehicle, offering exceptional parking flexibility – ideal for multi-car households, guests, or recreational vehicles. The unfinished basement presents a blank canvas and features high ceilings and legal sized windows, allowing you to design the space to suit your needs, whether that’s additional living space, a home gym, or future rental flexibility. Adding long-term value and efficiency, the home is equipped with SOLAR PANELS, helping reduce energy costs and support more sustainable living. Imagine paying near net ZERO COST on power (annually) while living here! Located on a quiet street and close to parks, schools, shopping (Costco only 8 mins away), and everyday amenities, this home balances practicality with future potential, all in a well-established southwest Calgary community, with the convenience of being closer to Stoney Trail. A solid, welcoming home with standout parking, energy-saving upgrades, and room to make it your own! Book a showing with your favourite Realtor today!

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