



**GRASSROOTS**  
REALTY GROUP

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

**47 Bridlecrest Road SW**  
**Calgary, Alberta**

**MLS # A2278844**



**\$549,900**

<b>Division:</b>	Bridlewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** TV Mounts (2), Garage Opener

Welcome to 47 Bridlecrest Road SW, a well-located 2-storey home in the established and family-friendly community of Bridlewood. Offering 4 bedrooms and 4 bathrooms, this property delivers a functional layout with plenty of living space and flexibility for a growing household. The main floor features a comfortable living and dining area filled with natural light, along with a practical kitchen offering a central island, ample cabinetry, and a pantry. The open layout supports everyday living and easy entertaining, while a convenient main-floor powder room adds to the home's practicality. Upstairs, the primary bedroom provides a private retreat with a 4-piece ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the upper level, offering space for family members, guests, or a dedicated home office. The fully finished basement expands the usable living area with a large family room that boasts full-wall built-in shelving and an additional bedroom, ideal for recreation, hobbies, or quiet workspace. This added level of flexibility makes the home well-suited to a variety of lifestyle needs. Outside, enjoy a fully fenced backyard with a raised deck — a welcoming space for summer gatherings, pets, or relaxing outdoors. The double detached garage offers secure parking and valuable storage year-round. Situated on a quiet interior street close to schools, parks, shopping, transit, and major roadways, this home offers convenient access to everyday amenities while maintaining a peaceful neighbourhood setting. Bridlewood is known for its strong community feel, green spaces, and accessible southwest location. This property presents a practical and approachable entry into homeownership, offering space, comfort, and long-term potential in one of southwest Calgary's most popular communities.

Copyright (c) 2026 . Listing data courtesy of Greater Calgary Real Estate. Information is believed to be reliable but not guaranteed.