



GRASSROOTS
REALTY GROUP

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36 Bridlecrest Street SW
Calgary, Alberta

MLS # A2280306



\$505,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,585 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: shed

Welcome to this inviting 3 bedroom, 2.5 bath home tucked into a quiet pocket of Bridlewood. The main floor is designed for real life and real entertaining, with an open-concept layout, a double-sided fireplace, and a spacious kitchen with a large island that naturally becomes the gathering spot. Step out onto the covered back deck and you'll see why this home is perfect for hosting friends, summer dinners, or simply enjoying a quiet evening outside. Upstairs, you'll find three comfortable bedrooms, including a primary retreat complete with a walk-in closet and a ensuite featuring a soaker tub and separate stand-up shower, the perfect place to unwind at the end of the day. The unfinished basement offers endless potential to create the space your family needs, whether that's a home gym, media room, or extra living area. With quick access to Stoney Trail and all amenities just minutes away