

# \$549,900 - 47 Bridlecrest Boulevard Sw, Calgary

MLS® #A2236788

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

Welcome to this beautiful 2-storey family home, ideally located on a quiet street just steps from schools, transit, and shopping amenities. This home offers a thoughtful layout with both comfort and style in mind. The main floor features a warm and inviting living room anchored by an upgraded 3-sided gas fireplace shared with the bright dining area—perfect for cozy evenings or entertaining guests. The extended kitchen is functional and sunlit, boasting ample cabinetry, a central island, walk-in pantry, and a spacious nook ideal for everyday meals. Upstairs, you'll find a large primary bedroom complete with a unique 4-piece ensuite featuring a soaker tub, separate shower, and walk-in closet. Two additional generously sized bedrooms and a full main bathroom complete the upper level. The fully finished basement includes a large family room with laminate hardwood flooring, an extra bedroom, and large windows providing natural light—great for extended family, guests, or a home office setup. Enjoy the west-facing back deck and fully fenced yard, and a charming front veranda for morning coffee or evening relaxation. A double detached garage offers secure parking and extra storage. This home truly has it all—space, comfort, and location. Don't miss your opportunity to make it yours!

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236788    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,409       |
| Acres          | 0.08        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 47 Bridlecrest Boulevard Sw |
| Subdivision | Bridlewood                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Y4X9                      |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Three-Sided  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 4              |
| Zoning         | R-G            |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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