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58 Bridlecrest Manor SW
Calgary, Alberta

MLS # A2343689

$534,800

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,478 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

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

Inclusions: Cabinet in the main bathroom

Welcome to 58 Bridlecrest Manor SW, a beautifully maintained detached home in the family-friendly community of Bridlewood. Offering 3 bedrooms, 2.5 bathrooms, a functional layout, and the added convenience of central air conditioning, this home is an excellent opportunity for families, first-time buyers, or anyone looking for a comfortable home in southwest Calgary. The main floor offers a welcoming and practical layout with comfortable living and dining areas, a functional kitchen, and convenient access to the backyard. Large windows provide plenty of natural light, creating a bright and inviting atmosphere throughout the main living spaces. A convenient computer nook on the main level provides the perfect space for working from home or studying. Upstairs, you’ll find three well-appointed bedrooms, including a spacious primary bedroom with an ensuite bathroom. The ensuite was renovated in 2018, adding a modern touch and functionality. The home also offers a full basement, providing valuable additional space for a recreation room, home gym, office, or storage, depending on your needs. Enjoy the added comfort of central A/C, keeping the home cool during Calgary’s warm summer months. Recent major upgrades include a new roof installed in 2023 and a new hot water tank installed in 2024. Outside, enjoy your private yard with space for relaxing, entertaining, and family activities. The property also offers convenient parking and easy access to nearby amenities. Bridlewood offers excellent access to schools, parks, shopping, public transit, and major routes including Stoney Trail and Macleod Trail, making commuting and everyday errands convenient.

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