

# \$599,900 - 46 Bridlecrest Boulevard Sw, Calgary

MLS® #A2138277

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,584 sqft

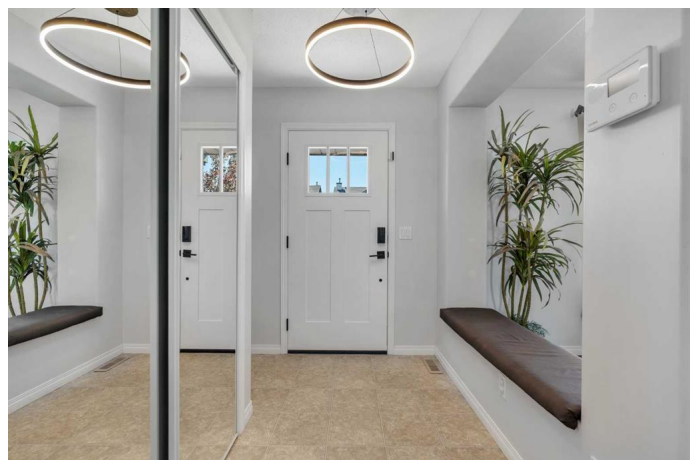
Residential on 0.07 Acres

Bridlewood, Calgary, Alberta

Welcome to 46 Bridlecrest Boulevard SW. This charming home boasts 3 bedrooms and 2.5 baths, nestled on a quiet street with a fully finished basement and an oversized 22x22 double garage. The main floor features a spacious, open-concept living and dining area, complemented by a large kitchen with a water purification system. A contemporary powder room and a generously sized laundry room with ample storage add to the convenience and functionality of this family home. Upstairs, you'll find three well-proportioned bedrooms, including a large primary retreat. The primary suite offers a 5-piece ensuite with a luxurious soaker tub, stand-up shower, and a full walk-in closet. Two additional bedrooms and a newly renovated 4-piece bathroom complete the upper level. The fully finished basement is designed for entertainment, featuring a large recreational area wired for speakers. Stay comfortable year-round with central A/C and a 4-year-old furnace. The oversized double garage is a standout feature, heated, insulated, drywalled, and equipped with 220V wiring—perfect for any workshop needs. Other improvements include a newer roof, front door, garage door, keyless locks, and Ecobee smart thermostat. This home is conveniently located within walking distance to schools, shopping, parks, and much more.

Built in 2005

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2138277    |
| Price          | \$599,900   |
| Sold Price     | \$670,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,584       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 46 Bridlecrest Boulevard Sw |
| Subdivision | Bridlewood                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Y 4X9                     |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 2                                                           |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Oversized |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Open Floorplan, Soaking Tub, Walk-In Closet(s)                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof            | Asphalt Shingle                       |
| Construction    | Vinyl Siding, Wood Frame              |
| Foundation      | Poured Concrete                       |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2024 |
| Date Sold      | June 9th, 2024 |
| Days on Market | 2              |
| Zoning         | R-1N           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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