

\$530,000 - 6 Bridlecrest Boulevard Sw, Calgary

MLS® #A2147898

\$530,000

3 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.08 Acres

Bridlewood, Calgary, Alberta

This well maintained 4 Level Split is in the heart of Bridlewood and features almost 1,800 square feet of living space, a finished basement and a large yard. Upon walking in, you will be greeted with soaring vaulted ceilings and a wide open living area. The kitchen has a good-sized island, corner pantry, ample counter space, and is located conveniently across from the spacious dining room. The oversized, West facing living room windows allow light to pour into the home throughout the day. The large primary bedroom features a walk through closet which leads into the upgraded 4 piece hallway bathroom. The upper level also has an additional bedroom and a bonus loft space that could be converted into another bedroom.

The lower level has a secondary entrance which is ideal for adding a legal secondary suite (subject to approval and permitting by the city). The large rec room features a wet bar, 4 piece bathroom, and a corner fireplace. The basement has been fully finished with a bedroom and storage area, perfect for a growing family or income generator in the future.

The backyard is a great space for entertaining guests this summer. Out back you will find a large gravel parking pad that can easily accommodate two large vehicles or a future home for a double garage. Siding and roof



repairs were completed in 2022 and the HWT was updated.

Built in 2004

Essential Information

MLS® #	A2147898
Price	\$530,000
Sold Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	6 Bridlecrest Boulevard Sw
Subdivision	Bridlewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4X9

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	September 10th, 2024
Days on Market	41
Zoning	R-1N
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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