

# \$614,000 - 35 Bridlecrest Manor Sw, Calgary

MLS® #A2250180

**\$614,000**

4 Bedroom, 3.00 Bathroom, 1,566 sqft

Residential on 0.07 Acres

Bridlewood, Calgary, Alberta

Welcome to Bridlewood!

From the moment you step onto the charming front verandah, youâ€™™ know this is no ordinary home. With over 1,500 sq ft of above-grade living space plus an additional 821 sq ft in the fully developed basement, this four-bedroom residence offers style, function, and comfort in every corner.

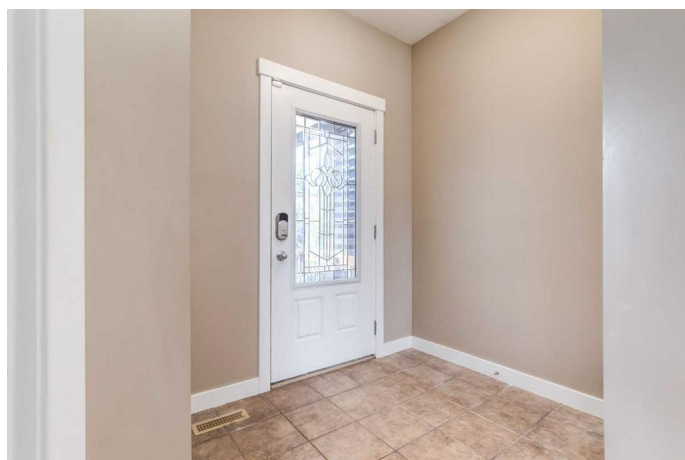
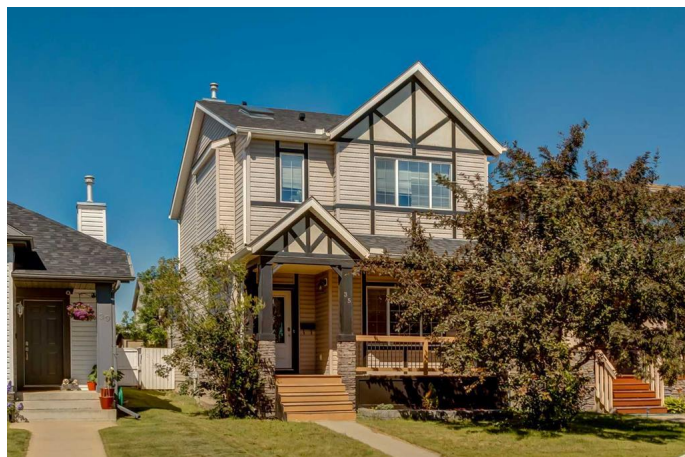
Inside, a private front office provides a quiet retreat, while soaring vaulted ceilings lead you into the open-concept living room, dining area, and thoughtfully designed kitchen. Complete with wood cabinetry, hardwood floors, a walk-in pantry, and an island with an eating bar, this is a space made for both everyday living and entertaining.

Upstairs, the generous primary suite features a walk-in closet and a sun-filled ensuite with a skylight, separate soaker tub, and shower. Two additional bedrooms, a full bath, and a convenient upper-level laundry room complete this floor.

The fully finished basement adds versatility, with a recreation area, fitness space, storage, and a fourth bedroom with a walk-in closet, plus a rough-in for an additional bathroom. Step outside to a peaceful and fenced yard featuring a stamped concrete patio, pergola, and a detached garage.

Perfectly located near schools, shopping, dining, and with easy access to Stoney Trail, this Bridlewood home combines comfort, convenience, and charm.

If youâ€™™re looking for something beyond the



ordinary, this home is a must-see!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250180    |
| Price          | \$614,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,566       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 35 Bridlecrest Manor Sw |
| Subdivision | Bridlewood              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y4Y4                  |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Alley Access, Off Street, Single Garage Detached |
| # of Garages   | 1                                                |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Yard, Garden, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-G                  |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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