

# \$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.

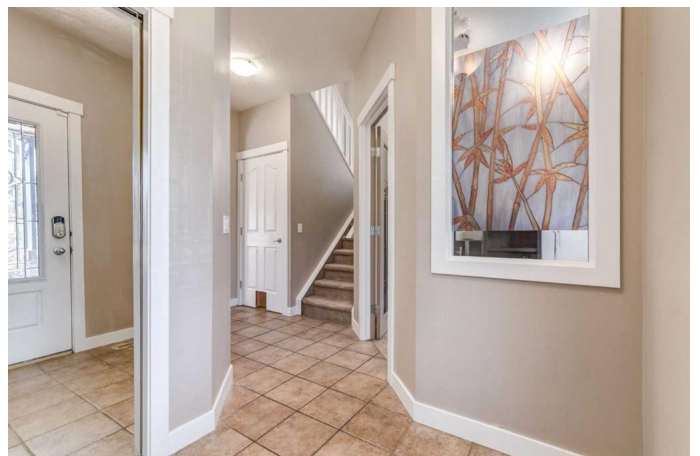
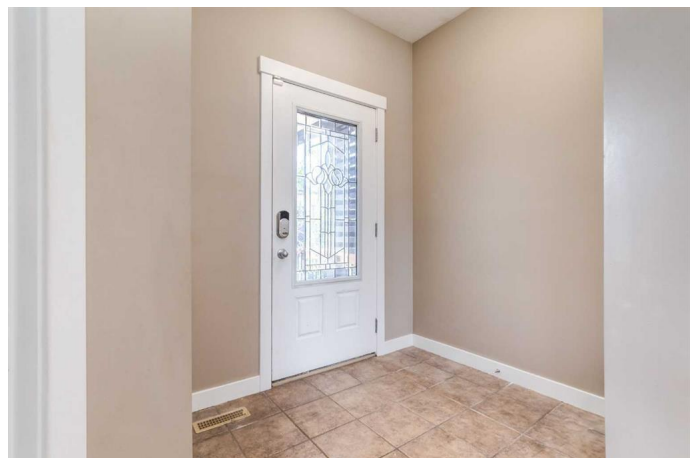
Inside, a private front office provides a quiet retreat, while soaring vaulted ceilings lead you into the open-concept living room, dining area, and thoughtfully designed kitchen. Complete with wood cabinetry, hardwood floors, a walk-in pantry, and an island with an eating bar, this is a space made for 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 | 37                   |
| Zoning         | R-G                  |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.