



122 Bridlecrest Manor SW
Calgary, Alberta

MLS # A2308125



\$574,800

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	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		

Inclusions: Cabinet on the wall (front room)

Welcome to this beautiful and inviting home in the sought-after community of Bridlewood! From the charming covered front porch, step into a versatile formal living room—perfect for entertaining or a quiet sitting area. The main floor offers warm and functional living spaces, including a bright family room centered around a cozy stone-faced fireplace and a well-appointed kitchen featuring ample cabinetry, newer appliances, and a raised breakfast bar. The adjacent dining nook opens onto a rebuilt rear deck, overlooking the fully fenced backyard and detached garage. Enjoy summer days with your very own sour cherry tree, producing up to 50 lbs of fruit each season! Upstairs, you’ll find three bedrooms, including a spacious primary suite complete with a walk-in closet and private 4-piece ensuite. A second full bathroom adds convenience for family or guests. The upper level and stairs feature brand new carpet, while the main floor showcases stylish new LVP flooring. Recent upgrades provide peace of mind and comfort, including central air conditioning (2023), new roof (2023), and new west-side siding on both the house and garage. Ideally located close to Fish Creek Park, Shawnessy Shopping Centre, Spruce Meadows, schools, transit, and more—this home truly offers the perfect blend of comfort, convenience, and lifestyle.