

# \$629,900 - 39 Bridlecreek Terrace Sw, Calgary

MLS® #A2206378

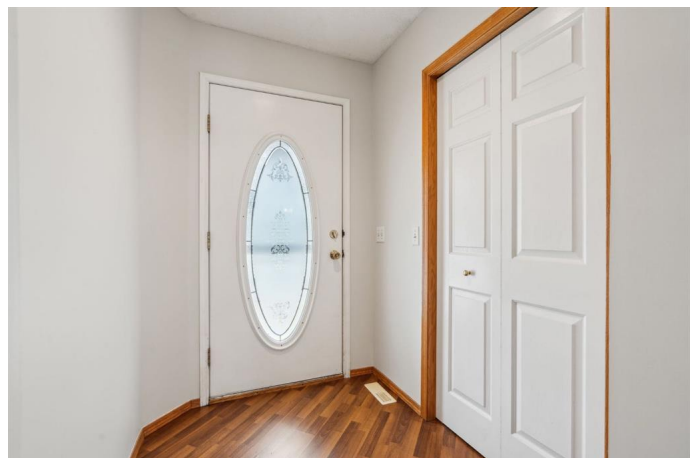
**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,496 sqft

Residential on 0.09 Acres

Bridlewood, Calgary, Alberta

\*\*\* Open House: Saturday April 5, 2025 - 1:00pm-3:00pm \*\*\* **PRIDE OF OWNERSHIP** - Beautifully maintained home in the desirable community of Bridlewood. This stunning 2-storey residence offers 3 spacious bedrooms and 3.5 bathrooms, perfect for growing families or those who love to entertain. **FRESHLY PAINTED** and move-in ready, this turn-key property sits on a generous pie-shaped lot, providing ample outdoor space and a private backyard oasis complete with a deck, concrete slab, and storage shed, ideal for summer barbecues. Step inside and be greeted by an abundance of natural light, with NW facing exposure, flooding the open-concept main floor with brightness. The main floor seamlessly connects the living, dining, and kitchen areas, creating an inviting atmosphere for everyday living or hosting guests. The double attached garage offers convenience and extra storage, making life just a little easier. A 2-piece bath completes the main floor. Upstairs, you'll find 3 well-appointed bedrooms, including a primary suite with its own 4-piece ensuite bathroom, offering a peaceful retreat at the end of the day. With 3.5 bathrooms in total, mornings will be a breeze for everyone in the household. Head downstairs to discover a generous recreation room in the basement, perfect for movie nights, a home gym, or a play area for the kids. The basement also features a 4-piece bathroom and ample storage space, adding even more functionality to this already



impressive home. Located in the heart of Bridlewood, this home boasts a prime spot with easy access to community amenities, parks, and pathways. Whether you’re relaxing in the open-concept living space, enjoying the private backyard, or exploring the vibrant Bridlewood community, this home offers the perfect blend of comfort, functionality, and charm. Plus, enjoy peace of mind knowing the roof was replaced in 2020 and the hot water tank was updated in 2023. Move in and start creating memories today.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206378    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,496       |
| Acres          | 0.09        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 39 Bridlecreek Terrace Sw |
| Subdivision | Bridlewood                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3N7                   |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, See Remarks                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas, Living Room                                                                                 |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 20               |
| Zoning         | R-G              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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