

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

MLS® #A2206378

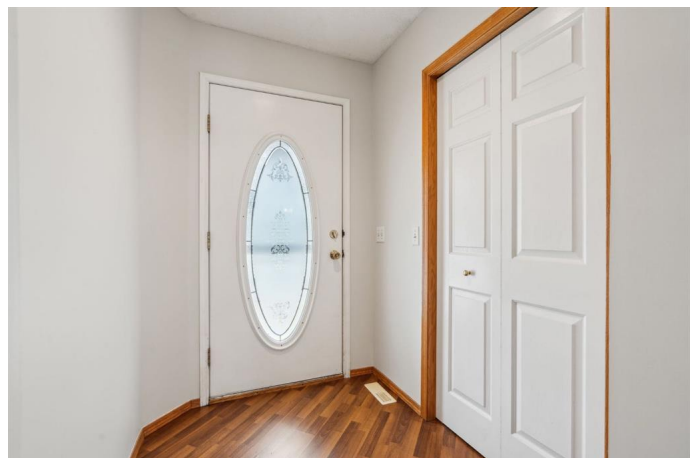
\$629,900

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 youâ€™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	22
Zoning	R-G

Listing Details

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

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.