



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**82 BRIDLECREST Manor, Calgary T2Y 4Y3**

MLS®#: **A2196551**

Area: **Bridlewood**

Listing Date: **02/27/25**

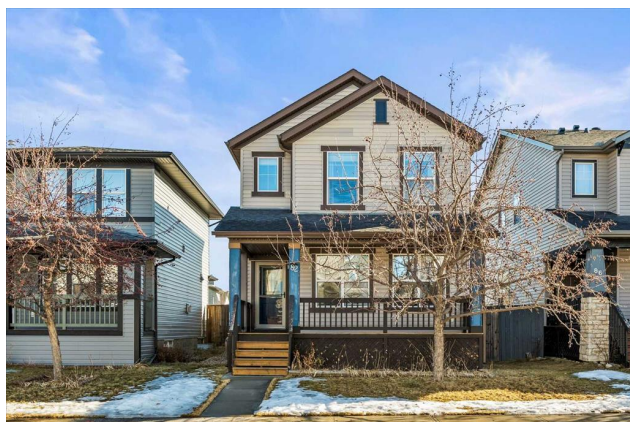
List Price: **\$568,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,466 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,472**  
Low Sqft:  
Ttl Sqft: **1,472**

DOM

**-0**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Low Maintenance Landscape**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Rain Barrel/Cistern(s)**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Refrigerator,Washer**  
Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 10`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 12`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`8" x 12`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 9`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 11`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`8" x 12`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>16`2" x 12`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`3" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 9`0"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>9`4" x 5`0"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>10`5" x 9`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`5" x 9`5"</b>

Title: **Fee Simple**  
Legal Desc: **0411469**

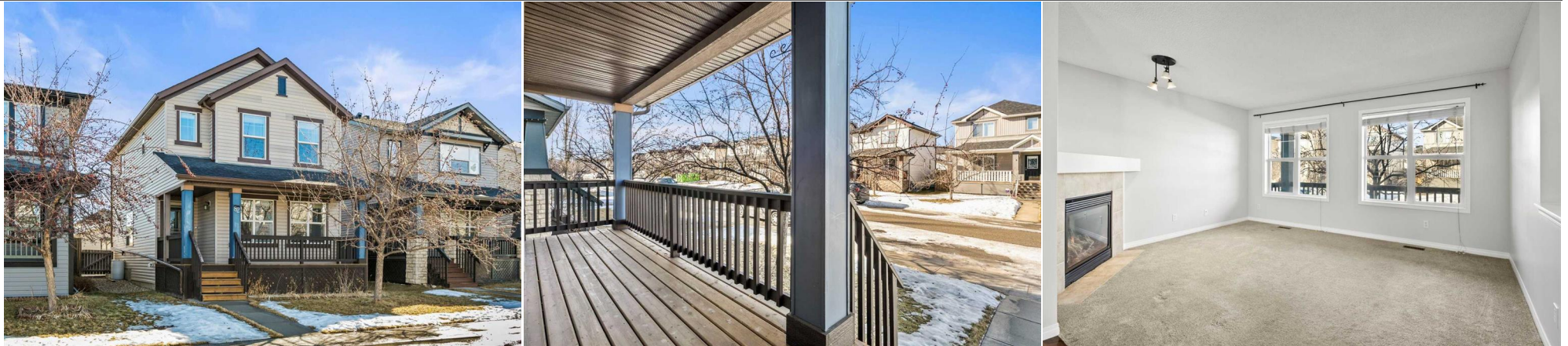
Zoning: **R-G**

Remarks

Pub Rmks: **This open-concept 2-storey home, located on a quiet street in the SW Bridlewood community, has 4 bedrooms and 3.5 bathrooms. The kitchen features granite countertops, bright wooden cabinets, and a large island with a breakfast bar. The main floor also offers a dining room, a living room and a half-bath. Hardwood floors run through the kitchen and dining areas, while the family room is made even cozier with a carpet flooring and a corner gas fireplace. Upstairs, the master bedroom has a 4-piece ensuite and a bright walk-in closet with a window. Two additional bedrooms each have their own walk-in closet. There's also a 4-piece bathroom and a convenient upper-floor laundry. The basement is a great bonus, with an extra bedroom, a 3-piece bathroom, a rec room, and a versatile flex room that can be whatever you need. There's also plenty of storage space. Out back, you'll find a fully fenced and professionally landscaped yard with a gazebo that's easy to maintain. The double detached garage adds extra space for parking or storage. Recent improvements include fresh paint on the main floor, a new roof in 2021, air conditioning installed in 2017 for added comfort, and a newer basement bathroom. This home is conveniently located near schools, shopping, public transit, and parks. Don't miss out—schedule your showing today!**

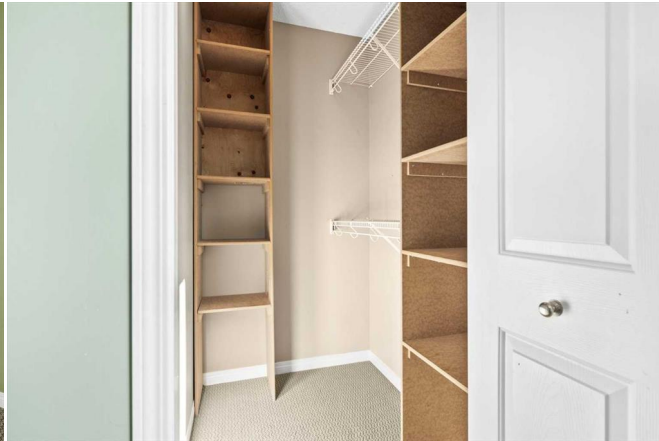
Inclusions: **gazebo**  
Property Listed By: **MaxWell Capital Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**82 Bridlecrest Manor SW, Calgary, AB**

Main Floor Exterior Area 730.96 sq ft  
Interior Area 670.19 sq ft



0 2 4 ft PREPARED: 2025/02/25  
White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**82 Bridlecrest Manor SW, Calgary, AB**

2nd Floor Exterior Area 741.91 sq ft  
Interior Area 681.19 sq ft  
Excluded Area 6.23 sq ft



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**82 Bridlecrest Manor SW, Calgary, AB**

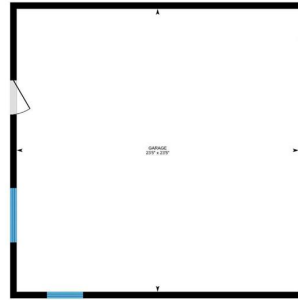
Basement (Below Grade) Exterior Area 471.51 sq ft  
Interior Area 413.00 sq ft  
Excluded Area 200.13 sq ft



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**82 Bridlecrest Manor SW, Calgary, AB**

Detached Garage Excluded Area 547.85 sq ft



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