



# 31 Bridlecrest Street Calgary Alberta

\$725,000

Welcome to this beautifully maintained 2-storey home in the desirable community of Bridlewood, featuring a 1-bedroom, 1-bathroom legal basement suite -- perfect for extended family or generating rental income. This bright and inviting home offers a south-facing exposure, filling the living spaces with natural sunlight throughout the day. The main level showcases an updated kitchen and modern flooring, creating a fresh and stylish feel that's perfect for everyday living and entertaining. Upstairs you'll find 3 spacious bedrooms and 2.5 bathrooms, providing plenty of room for a growing family. The walk-out basement adds incredible functionality and privacy for the legal suite, while the large deck offers the perfect space to relax and enjoy the sunny backyard. Ideally located close to schools, parks, shopping, and everyday amenities, this property offers both comfort and convenience in a family-friendly neighborhood. Whether you're looking for a home with mortgage-helping rental potential or a smart investment opportunity, this Bridlewood gem checks all the boxes. (id:6769)

- 4pc Bathroom 10.00 Ft x 4.92 Ft
- 4pc Bathroom 11.17 Ft x 12.67 Ft
- Bedroom 10.00 Ft x 9.67 Ft
- Bedroom 10.00 Ft x 12.67 Ft
- Family room 14.58 Ft x 18.00 Ft
- Primary Bedroom 12.83 Ft x 14.92 Ft
- Other 3.83 Ft x 3.00 Ft
- 3pc Bathroom 7.67 Ft x 5.00 Ft
- Bedroom 10.08 Ft x 9.00 Ft
- Kitchen 10.42 Ft x 5.00 Ft

- Laundry room 8.00 Ft x 9.50 Ft
- Living room 13.75 Ft x 12.08 Ft
- 2pc Bathroom 7.75 Ft x 3.17 Ft
- Dining room 13.67 Ft x 12.08 Ft
- Foyer 8.25 Ft x 9.50 Ft
- Hall 7.83 Ft x 3.42 Ft
- Kitchen 10.75 Ft x 16.75 Ft
- Living room 13.67 Ft x 12.08 Ft
- Other 3.83 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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