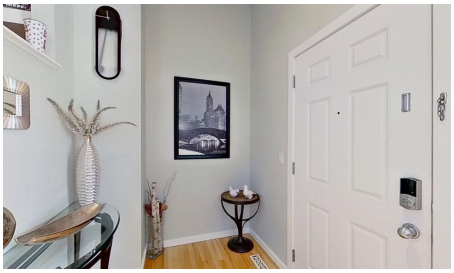
7 Bridlecrest Boulevard SW

Calgary | Active | MLS® A2344020

$549,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2004**	**878 sq. ft.**

Your next move starts with a conversation.

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Listed by First Place Realty

A closer look

Welcome to this exceptionally well-maintained bi-level in the desirable community of Bridlewood. Located on a private street as access from 162 Ave is no longer available. Offering thoughtful updates and pride of ownership throughout. A bright sunken living room with expansive windows fills the home with natural light, while the adjoining dining area and updated kitchen create a functional open-concept layout. The renovated kitchen features white cabinetry, charcoal countertops, pot lighting, a pantry, and newer Samsung stainless steel appliances. Quality select-grade hardwood flooring extends across the main level. The primary bedroom includes a spacious walk-in with a custom built California Closet system. The second bedroom, can substitute for a convenient home office as well and also includes its own wardrobe cabinet. The updated main bathroom offers a marble countertop, undermount sink, and comfort-height toilet. The professionally finished basement features contemporary finishings in the spacious family room with a floor-to-ceiling gas fireplace and custom built-ins. A spacious third bedroom features convenient built in cabinetry. Lower level also features a beautifully appointed three-piece bathroom with a marble tile walk-in shower and dual shower heads, a dedicated laundry room, and additional hidden storage. Enjoy the fully fenced west-facing backyard features a patio ideal for enjoying morning coffees, afternoon bbq’s & evening sunsets! The detached double garage is drywalled, insulated, and pre-wired for a future electric heater. Additional highlights include fresh interior and exterior paint completed within the past three years, two-zone independently controlled heating, a high-efficiency furnace, a radon mitigation system and a tankless hot water system. Conveniently located near Fish Creek Provincial Park, Stoney Trail, schools, shopping, playgrounds, and public transit, as well as a day home nearby. This move-in-ready home combines comfort, functionality, and an excellent location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344020
Bedrooms	3
Bathrooms	2
Year Built	2004
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	878 sq. ft.
Main Level Finished Area:	878 sq. ft.
Below Grade Finished Area:	878 sq. ft.
Acreage:	No
Lot Area:	3,552 sq. ft.
Lot Frontage:	32'1"
Front Exposure:	East
Unit Exposure:	East
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	2004 (Age: 22)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0411469
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, Insulated, Oversized
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Bridlewood
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Inclusions:	Ceiling fan
Restrictions:	None Known
Main Floor	Kitchen · 10'11" × 7'2" ·
Main Floor	Dining Room · 10' × 9' ·
Main Floor	Foyer · 7' × 5'10" ·
Main Floor	Living Room · 12' × 11'10" ·
Main Floor	Bedroom - Primary · 12'11" × 10'5" ·
Main Floor	Bedroom · 12'2" × 8'2" ·
Basement	Laundry · 6'4" × 5' ·
Basement	Family Room · 17'9" × 15'9" ·

Basement	Bedroom · 12'1" × 12'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, See Remarks, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Dog Run, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-G
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7-bridlecrest-boulevard-sw-calgary-a2344020/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.