



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

13, 115 Bergen Road NW
Calgary, Alberta

MLS # A2241706



\$399,900

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,050 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
--------------------	-----

3 Beds | 1.5 Baths | Great location Welcome to this newly renovated 3 bedroom, 1.5 bath townhouse, perfect for first-time home buyers! Thoughtfully renovated with modern finishes throughout, this home offers a smart, functional layout that maximizes space. The finished basement provides a versatile bonus area, ideal for a home office, playroom, guest space, or additional living area. Step outside to enjoy a fully fenced yard and a nicely done deck, perfect for relaxing or entertaining. Nestled in a friendly neighborhood just minutes from schools, parks, and shopping centers, this move-in ready townhome combines comfort, convenience, and value in one desirable package. Don't miss out this move-in ready gem in sought-after location. Call your favorite agent for a showing today!