



GRASSROOTS
REALTY GROUP

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55 Bernard Place NW
Calgary, Alberta

MLS # A2244090



\$599,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Beddington Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,082 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Aluminum Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance | | |

Inclusions: NA

Lovely, Newly renovated 4 level split, 4 bedrooms plus den or 5th bedroom, 3 baths family home in a quiet cul de sac street in Beddington, within walking distance of an elementary school. Completely re upgraded, just before listing, from the entrance foyer right through to the 3rd level walk out to the yard. New upgrades include new vinyl plank, tiles and carpet (in bedrooms); new baths, sinks and toilets, newly redone kitchen with quartz counter tops and brand new stainless steel appliances - stove, fridge and dish washer. The Reno was completed with new warm white colour paint throughout the house and modern day and night window blinds. The roof shingles, eavestroughs soffits and siding were replaced under 8 years ago by the previous owners. Very warm and homely property. Come see for yourself. Competitively priced for quick sale..