



GRASSROOTS
REALTY GROUP

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55 Bernard Place NW
Calgary, Alberta

MLS # A2244090



\$579,500

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

Nicely upgraded 4 level split family home, 3rd level walk out to the yard and a Potential for basement suite development. (subject to Municipality approval), 5 bedrooms, 3 baths, on a quiet close in desirable Beddington Heights. Just before listing, the whole house was upgraded from the foyer right down to the third level. The last level is partially developed. Upgrades induce, new painting, new vinyl flooring, tiles and carpet (in the bedrooms). The kitchen was also renovated with new cabinets, quartz countertop, backsplash and nice tile flooring. The kitchen appliances are all newly installed including, stainless steel fridge, range, and over the range microwave and dishwasher. The baths and vanities are all new, as well as very modern light fixtures throughout the house. total of about \$60,000.00 in renovations and upgrades. The roof and windows were replaced under 7 years ago. The property comes with a double detached garage. Come and see for yourself. You will not be disappointed.