



GRASSROOTS
REALTY GROUP

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

**109 Bermondsey Way NW
Calgary, Alberta**

MLS # A2246744



\$445,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,135 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Vinyl Windows, Wood Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Shed

Welcome to 109 Bermondsey Way. Nestled in the mature and quiet community of Beddington Heights, this family-friendly, 3-bedroom duplex boasts an amazing location. The home is mere steps away from the expansive green space and walking paths that Nose Hill Park has to offer. This location simply can't be beat. Inside the home you will find a large living room, a powder room and a kitchen/dining area. Off the back is a large deck and fenced yard complete with a shed. Your parking stalls off the wide paved alley are located here as well. Upstairs you will find 3 bedrooms and a 4 piece bathroom. The Primary Bedroom in this home is very spacious. The 2 additional bedrooms are perfect for kid's rooms or an office space. The basement is unfinished and waiting for your personal touch! This home has undergone many valuable upgrades over the last few years. All new vinyl windows on the front (south) side of the home, newer washer and dryer, newer stainless steel appliances in the kitchen, new tub surround upstairs, deck is a recent addition, new carpet upstairs, recently upgraded hot water tank and high-efficiency furnace. Many expensive upgrades have already been taken care of, all that is left is for you to move in! Book your showing today.