



**GRASSROOTS**  
REALTY GROUP

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

**81 Bearberry Close NW**  
**Calgary, Alberta**

**MLS # A2254506**



**\$540,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                  |               |                   |
| <b>Type:</b>     | Residential/Duplex                  |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level     |               |                   |
| <b>Size:</b>     | 1,002 sq.ft.                        | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad             |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Private, Rectangular Lot |               |                   |

|                    |                                                           |                   |      |
|--------------------|-----------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                           | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Quartz Counters, Storage |                   |      |

**Inclusions:** N/A

Welcome to this hidden gem in Beddington Height! Featuring NEW RENOVATIONS on each level of the property, main floor ALL WINDOWS BRAND NEW plus ALL APPLIANCES BRAND NEW. New refrigerator, brand new range with induction cooktop, brand new fridge, these stunning features give you new and fresh living experience in a highly convenient community. Main floor features 1002.4 sq ft, giving you an open living room with plenty of sunlights from the balcony, a spacious dining area up to 110 sqft , a primary bedroom comparable to primary bedroom of single house (up to 230 sqft). Basement is fully finished with a large recreation room close to 300 sqft, 2 other bedrooms are featured as well. This property provides plenty of space with no arguments! Backyard can park up to 3 vehicles with front parking possible as well. Located in the community of Beddington Heights with mature, developed transportation system to school and work, plus locational convenience to various type of shopping needs, this is a gem just right up on an ideal location. Come check it out!