



GRASSROOTS
REALTY GROUP

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88 Bermondsey Crescent NW
Calgary, Alberta

MLS # A2264269



\$690,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	4
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: NA

Welcome to 88 Bermondsey Crescent NW – a beautifully maintained and thoughtfully updated family home offering over 2,700 sq. ft. of fully developed living space. This spacious home features 4 oversized bedrooms and 4 full bathrooms, including multiple ensuites, ideal for a growing or multi-generational family. Step into the large, upgraded gourmet maple kitchen, complete with newer appliances – perfect for home chefs and entertaining alike. Beautiful hardwood flooring extends throughout, including the elegant staircase, adding warmth and style to every room. The bright and inviting living room showcases a stunning stone feature fireplace, while the formal dining room flows seamlessly onto an oversized deck – great for outdoor gatherings. Downstairs, the fully developed basement offers flexible living options, including a potential for a nanny with its private bedroom and ensuite bath. The expansive recreation room is filled with light and features a second stone fireplace, perfect for cozy family evenings. A dedicated laundry area includes a washer, dryer, and a utility sink, with plenty of storage space throughout. Recent upgrades include a high-efficiency furnace, newer hot water tank, hail resistant roofing, brand new central vac, and an oversized poured concrete driveway. The fully landscaped yard features mature fruit trees and fencing for privacy. The double garage is insulated, drywalled, and nearly 26 feet wide, offering excellent space for vehicles, storage, or a workshop. Located close to, major roadways (14th Street), airport, schools, transit, shopping, and just steps from beautiful Nose Hill Park, this home truly has it all. Don't miss your chance to view this exceptional property – book your private showing today!

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