



GRASSROOTS
REALTY GROUP

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49, 380 Bermuda Drive NW
Calgary, Alberta

MLS # A2265615



\$345,000

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,098 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Aluminum Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: fridge as is

Spacious and Bright End Unit in Popular "Spicewood" Complex! Well maintained and move in ready, this beautiful end unit offers plenty of natural light throughout. Featuring 2 bedrooms plus a loft (easily convertible back to a 3rd bedroom). 1.5 baths, and a functional layout perfect for families or first time buyers. The bright kitchen opens to the dining area with patio doors leading to a private, fenced backyard, ideal for relaxing or entertaining. Conveniently located close to schools, parks, shoppings and transit. a must see home in a fantastic location!