



GRASSROOTS
REALTY GROUP

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16 Bermondsey Crescent NW
Calgary, Alberta

MLS # A2277848



\$689,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding

Foundation: Poured Concrete

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: 5 appliances on main floor included and 5 appliances included in suite

Freshly renovated bungalow offering approximately 1982 sq. ft. of developed living space with 6 bedrooms and a legal secondary suite. The main floor includes 3 bedrooms, while the fully developed lower level provides an additional 3 bedrooms. The lower level has a separate private entrance and can also be accessed from the main floor, allowing flexibility for extended family or independent living arrangements. The layout is well suited for owner-occupied use with space for multi-generational living, a private guest area, or a live-up/live-down configuration. The legal secondary suite allows for optional rental. 5 appliances on both floors each with separate laundry. The property features an oversized detached double garage with rear lane access. The garage has been upgraded and may be used as a workshop, hobby space, or home-based office. Features include insulation, heat, LED lighting, multiple standard and 220V electrical outlets, a separate electrical sub-panel, remote-controlled garage door opener, and exterior yard lighting. A fenced storage area is located adjacent to the garage. Home improvements include updated plumbing and electrical fixtures throughout, updated kitchen and bathroom fixtures, a recently installed hot water tank, and a Lennox furnace serviced annually. Architectural shingles were installed within the past 10 years. The exterior is finished with aluminum siding, metal fascia, and soffits, offering a durable, low-maintenance exterior. 1 minute walk to crosswalk on 14 ST to Nosehill Park! Open House Sat Jan 10 from 11:00 am - 3:00 PM