



**GRASSROOTS**  
REALTY GROUP

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**14, 115 Bergen Road NW**  
**Calgary, Alberta**

**MLS # A2280418**



**\$358,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                  |               |                   |
| <b>Type:</b>     | Residential/Five Plus               |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 1,099 sq.ft.                        | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall                               |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Other |               |                   |

|                    |                                                             |                   |           |
|--------------------|-------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air                                                  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Laminate                                            | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                             | <b>Condo Fee:</b> | \$ 480    |
| <b>Basement:</b>   | Full                                                        | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                    | <b>Zoning:</b>    | M-C1 d100 |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Chandelier, No Animal Home, No Smoking Home, Stone Counters |                   |           |

**Inclusions:** N/A

Beddington Heights Townhouse. This well-maintained townhouse offers 1,098.6 sq.ft. of RMS above-grade living space, plus an additional approximately 341 sq.ft. of fully finished basement, providing close to 1,440 sq.ft. of total usable space. The home features 3 bedrooms and 1.5 bathrooms, a spacious and bright living room, and has been exceptionally cared for. The interior paint and laminate flooring were updated approximately two years ago, and the property shows pride of ownership throughout. Enjoy a large private backyard deck measuring approximately 20 feet in length, recently re-stained four months ago, ideal for outdoor entertaining and family enjoyment. The fully finished basement includes a recreation area and flexible space suitable for a home office or additional living area. Located in the established community of Beddington Heights, the property offers quick access to Beddington Trail and Deerfoot Trail, making commuting throughout Calgary convenient, and is close to shopping centres, schools, supermarkets, churches, and community amenities. An excellent opportunity for first-time buyers, families, or investors.