



GRASSROOTS
REALTY GROUP

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**40 Bernard Way NW
Calgary, Alberta**

MLS # A2280964



\$499,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,605 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Incredible value in Beddington. This home has major cost upgrades including updated Furnace, TANKLESS Hot Water Heating, Updated Vinyl Windows and Updated Shingle Roof. This 2 storey home comes complete with an attached garage, 4 Bedrooms and 4 bathrooms. The main floor has a spacious living room with a wood fireplace, dining room and a massive kitchen. The upper floor has 3 bedrooms with the master bedroom holstering a walk in closet and ensuite bathroom. Located on a quiet, low traffic road. This home requires some TLC including updated flooring upstairs and bathroom renovations but this provides the opportunity to renovate to the buyers choosing. Dont miss the opportunity to own a 2 storey single family home for a great price!