



GRASSROOTS
REALTY GROUP

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40 Bergen Place NW
Calgary, Alberta

MLS # A2282083



\$615,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,147 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: N/A

****Open House Feb 1st, 12pm-2pm**** Hey Y'all! Welcome to 40 Bergen! Tucked away on a quiet cul-de-sac and backing onto lush green space, this fantastic 4-level split is ideally located in the heart of Beddington. As you enter the home you'll immediately notice the many thoughtful upgrades throughout. The kitchen has been fully renovated, now featuring modern cabinetry, stainless steel appliances, tile flooring, and a stylish bright and functional layout. New vinyl plank flooring has been installed throughout both the main and lower levels. The main level also features a spacious and bright living room with south facing windows that seamlessly flows into the kitchen and dining area, perfect for entertaining or relaxing. Upstairs, you'll find three generously sized bedrooms and two full bathrooms complete with vanities, tiled floors and showers, and medicine cabinets offering additional storage. The third level includes a large rec room with a floor-to-ceiling brick fireplace, a side entrance to the backyard, a renovated 2-piece bathroom, and a fourth bedroom, offering a fresh, updated space for guests or family members. There's also a large laundry and storage room for added functionality. And the very lower level basement is ready for your finishing touches, an in-home gym or provides additional storage for your Christmas decorations and such. Additional updates from the previous owners include replaced windows, an updated roof, and an oversized double detached garage, ideal for extra vehicles or workshop space. Just 1.5 blocks from the off-leash dog park, 5 blocks to local schools, and only a few minutes' walk to the amenities on Centre Street, the location offers unbeatable accessibility and low maintenance landscape. With easy routes to both Centre Street and Deerfoot Trail, commuting across the city is quick and convenient. This is a

move-in ready home in an incredible location—don’t miss your chance to own a beautifully upgraded property with room to grow in Beddington! Book your showing today!