



60, 115 Bergen Road NW
Calgary, Alberta

MLS # A2295734



\$325,000

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

****WELCOME HOME!**** Quietly nestled in a PRIME LOCATION, this beautifully MAINTAINED 3 Bed + 1 Bath Townhome offers a rare blend of everyday convenience, comfort & nature! Backing onto serene GREENSPACE & Fronting ANOTHER GREENSPACE, this lovely family home boasts nearly 1600ft of thoughtfully UPDATED living space across 3 levels & showcases a bright open design. The main level connects the living areas seamlessly, offering a tastefully UPDATED Kitchen featuring Upgraded Cabinets, stylish Backsplash, STAINLESS STEEL Appliances, plenty of Counter Space, a sizable Dining Nook & an INVITING Living Room with direct PATIO access, west facing & overlooking the GREENSPACE! Upstairs offers a Large Master bedroom with ample closet space, 2 additional bedrooms & a beautifully UPDATED full bath. Step outside onto your PRIVATE PATIO, where you can enjoy the VIEWS & connect with NATURE - THE SPOT for BBQs & entertaining, or simply relaxing & enjoying the fresh air with your favorite beverage. Also equipped with updated windows, roof, furnace & plenty of room for future development in the basement where you can add additional bedrooms & bathrooms if necessary! Beddington Heights is a mature community offering the perfect balance of peaceful living & urban convenience, surrounded by GREENSPACES & PATHWAYS, JUST STEPS to the SHOPPING COMPLEX (Almost no need to own a car with everything you need just a short stroll away!), close to outdoor recreation & multiple Leisure Centres, NOSE CREEK PARK & many great AMENITIES just steps from your front door! This wonderful TURN-KEY & PET FRIENDLY (with board approval) home with LOW CONDO FEES also includes your own PARKING STALL plus additional Visitor PARKING. Simply move in & enjoy everything that living at Pepper Ridge has

to offer!