



**73, 115 Bergen Road NW
Calgary, Alberta**

MLS # A2298909



\$359,000

Division:	Beddington Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,045 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, See Remarks		

Inclusions: Master bedroom Closets, Basement storage rack.

Congratulations. You did it. You raised the kids, you survived the 4-bedroom house, you hosted approximately 47 Christmas dinners, and now — now — it is YOUR turn. Welcome to Unit 73 at Pepper Ridge, a charming townhouse tucked into the lovably established community of Beddington Heights, where the trees are mature, the neighbours wave hello, and absolutely nobody expects you to own a leaf blower anymore. This is not a downgrade. This is a glow-up in disguise. The Home Itself (A Love Story) This two-storey townhouse is giving "all the space you actually use, none of the space you were just heating for tax purposes." We're talking a thoughtfully laid-out main floor, a proper kitchen (yes, you can still cook your signature dish — the neighbours will survive), and enough room to host the kids when they visit but not so much room that they linger past Sunday brunch. The basement? Finished. So one of you gets the hobby cave you've been negotiating for since 2003. You're welcome. One parking stall is included, because — spoiler alert — once you discover that 115 Bergen Road NW boasts a Walk Score of 70, making most errands accomplishable entirely on foot Walk Score, the second car may become optional. (Don't tell the other person yet. Ease into it.) The Neighbourhood: Beddington Heights — Est. 1979, Just Like This Unit Beddington Heights is an established suburban neighbourhood in northwest Calgary which is a polite way of saying the trees are enormous, the streets are calm, and people here have actually met their neighbours — a concept apparently lost in newer communities. Groceries & Coffee: Because you've earned the right to walk to things. Nearby you'll find Co-op Wine Spirits (and, critically, wine) Safeway and a Starbucks for when you need to feel like you're still very busy and

important. The Centre Street commercial strip also hosts Beddington Towne Centre with multiple bars, restaurants, small stores, banks, and a London Drugs— basically everything you need within a short drive or a purposeful walk. The Great Outdoors (Without the Great Yard Work): Beddington Heights has the unique privilege of being located very close to not one, but two fantastic natural environment parks. Nose Hill Park lies to the southwest and is the second largest park in the whole city. West Nose Creek Park, which borders Beddington Heights to the north, follows the meandering West Nose Creek and offers visitors many opportunities to see native plant and animal life. Basically, you now have more park than most people have backyard — and none of it needs to be raked. Book your viewing today - pride of ownership here; this one is a hidden cherry of a gem!