



**GRASSROOTS**  
REALTY GROUP

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**35 Beddington Gardens NE**  
**Calgary, Alberta**

**MLS # A2212230**



**\$395,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, In		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<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>	\$ 430
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks, Separate Entrance		

**Inclusions:** Water Filtration unit in the kitchen appears to work but has not been used by the seller. It must be included "As-Is."

Wow! Wow! This incomparable home in Beddington offers great square footage, a bright open plan and oodles of private parking for your unit! This amazing townhome boasts a large sunny living room with corner gas fireplace, a fantastic kitchen with corner pantry, granite counter tops and stainless steel appliances and a sunny adjacent dining area that opens to a covered private deck. The upper level features 2 good sized bedrooms that include a huge primary bedroom with 3 pc ensuite as well as an open den or flex room that is easily convertible to a third bedroom if needed. Another 4 pc bath rounds off the upstairs. The fully finished basement features a large open family room that has a very rare SEPARATE ENTRANCE from a walk-up to grade, a large laundry area that appears to be expandable into a 3rd bathroom and tons of storage. Other features of this incredible home include extensive use of laminate flooring on the main and in the basement, some fresh paint, sunshine ceiling in the kitchen and a good sized single attached garage PLUS two additional surface parking stalls on your driveway right in front of your unit for a total of 3 parking spots! Add to all of this a prime Beddington location close to parks, paths, baseball diamonds, shopping, transit and all amenities PLUS LOW CONDO FEES and you have an incredible buy that must be seen. Don't miss viewing today. ALL BUYERS MUST HAVE THEIR OWN REAL ESTATE AGENT AS LISTING AGENT WILL NOT BE REPRESENTING BUYERS.