



# 156 Bergen Crescent Calgary Alberta

\$485,000

OPEN HOUSE this Weekend Nov 4&5 at 2-4pm. \*INVESTOR and FIRST TIME HOME OWNER alert\* Welcome Home! Sitting in the heart of NW Beddington, this well maintained 3-level split detached house with over 2000 sqft of developed living space is looking for a new family. The living room is spacious, bright and ideal for entertaining family and friends. Nice and clean oak cupboards kitchen with cozy dining area. Two large bedrooms share a 4 piece bathroom. Master bedroom comes with a large window and walk-in closet. When you walk down to the basement. It is an excellent opportunity to rent this Walkup basement with separate entrance. Extra income for your investment or cover your mortgage. It has been tastefully finished with kitchen, offering a versatile space for a huge rec room, an additional bedroom with sunny south side GOOD SIZE window, and a three-piece bath. The SUNNY SOUTH fully fenced back yard complete with apple tree will delight in the spring and summer. MANY UPGRADES. NEWLY ROOF (2019) NEW WINDOW at master bedroom and NEW TOILETS. A lot of STREET PARKINGS available. Great location! WALKING distance to Bergen park, two elementary schools, beddington shopping centre and transportation. Easy access to downtown and Deerfoot trail makes commuting a breeze. Perfect family home. Don't let this opportunity pass you by! (id:6769)

3pc Bathroom 9.42 Ft x 5.25 Ft

Bedroom 12.00 Ft x 10.50 Ft

Primary Bedroom 13.33 Ft x 10.67 Ft

4pc Bathroom 9.58 Ft x 4.92 Ft

Bedroom 9.83 Ft x 11.00 Ft

Dining room 11.00 Ft x 11.75 Ft

Kitchen 8.75 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

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