



# 115 Bergen Road Calgary Alberta

\$339,000

Beddington Heights Townhouse. This well-maintained townhouse offers 1,098.6 sq.ft. of RMS above-grade living space, plus an additional approximately 341 sq.ft. of fully finished basement, providing close to 1,440 sq.ft. of total usable space. The home features 3 bedrooms and 1.5 bathrooms, a spacious and bright living room, and has been exceptionally cared for. The interior paint and laminate flooring were updated approximately two years ago, and the property shows pride of ownership throughout. Enjoy a large private backyard deck measuring approximately 20 feet in length, recently re-stained four months ago, ideal for outdoor entertaining and family enjoyment. The fully finished basement includes a recreation area and flexible space suitable for a home office or additional living area. Located in the established community of Beddington Heights, the property offers quick access to Beddington Trail and Deerfoot Trail, making commuting throughout Calgary convenient, and is close to shopping centres, schools, supermarkets, churches, and community amenities. An excellent opportunity for first-time buyers, families, or investors. (id:6769)

Furnace 15.17 Ft x 6.75 Ft  
 Other 14.92 Ft x 7.58 Ft  
 Storage 1.17 Ft x 3.50 Ft  
 Recreational, Games room 9.25 Ft x 15.75 Ft  
 Other 5.50 Ft x 9.08 Ft  
 Dining room 11.67 Ft x 8.92 Ft  
 Kitchen 7.83 Ft x 8.58 Ft  
 Living room 11.42 Ft x 16.92 Ft

2pc Bathroom 2.58 Ft x 6.67 Ft  
 Other 20.25 Ft x 14.08 Ft  
 Other 9.67 Ft x 4.75 Ft  
 Bedroom 8.50 Ft x 11.83 Ft  
 Primary Bedroom 11.00 Ft x 11.58 Ft  
 4pc Bathroom 4.92 Ft x 7.50 Ft  
 Bedroom 8.08 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:  
 Grand Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
 darylcarlson@shaw.ca