



GRASSROOTS
REALTY GROUP

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54 Bermondsey Road NW
Calgary, Alberta

MLS # A2315569



\$420,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,045 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage		

Inclusions: na

NEW PRICE Welcome to this exceptionally well cared for, move-in-ready 3 bedroom semi detached ,2 storey home offering over 1,580 sq. ft. of developed living space on a quiet, family-friendly street. Whether you're a first-time buyer or a savvy investor, this home delivers outstanding value in an unbeatable location. Pride of ownership shines throughout this bright and inviting home. The functional main floor features a spacious living and dining area, along with a well-designed kitchen offering ample cabinetry, a new refrigerator, newer dishwasher, and a large window overlooking the backyard. Upstairs, you'll find a generous primary bedroom, two additional well-sized bedrooms, and a beautifully renovated 4-piece bathroom (2025). The partially finished basement provides valuable additional living space, featuring a recreation room, laundry area, and plenty of storage. other upgrades include a high-efficiency furnace (2023) and newer paint throughout offering comfort, efficiency, and peace of mind for years to come. Step outside to enjoy the new rear deck, perfect for summer BBQs, entertaining, or relaxing while still leaving plenty of yard space for children and pets to play. A rear parking pad adds everyday convenience. Enjoy an exceptional location with a tot lot just down the street, an off-leash dog park and green space within a short walk, and easy access to schools, playgrounds, transit, Nose Hill Park, shopping, and major roadways. Clean, well maintained, and move-in ready, this fantastic property is an excellent opportunity! Book your private viewing today or explore the virtual tour!