



**30, 380 Bermuda Drive NW
Calgary, Alberta**

MLS # A2319288



\$319,900

Division:	Beddington Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,097 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Window coverings

*** OPEN HOUSE Saturday July 11 between 1pm - 4pm *** Welcome to this well-maintained townhouse offering exceptional value with low condo fees in a quiet, established community. Ideal for first-time buyers, investors, or downsizers, this home combines affordability with unique character. The main floor features a bright and functional layout with a spacious living and dining area positioned at the front of the home, while the kitchen overlooks the backyard for added privacy and separation. Step outside to enjoy your private fenced backyard, perfect for outdoor relaxation, pets, or summer use. A standout feature is the reclaimed wood ceiling, adding warmth and distinctive character to the interior. Upstairs offers three well-sized bedrooms and a full bathroom, providing comfortable living space. The full basement is undeveloped and presents excellent potential for future development or additional storage. Conveniently located close to schools, parks, shopping, and transit, this is a great opportunity to own an affordable home in a well-managed complex.