



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

122 Bergen Road NW
Calgary, Alberta

MLS # A2328138



\$374,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	714 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Excellent investment opportunity! This 3 bedroom attached home in the family friendly community of Beddington Heights is being OFFERED FOR SALE TOGETHER WITH THE ATTACHED NEIGHBOURING PROPERTY at 124 Bergen Road NW (separate title). Featuring approximately 714 sq. ft. above grade, this home has been a reliable rental property for many years with a strong history of attracting long term tenants. Its desirable location, within walking distance to schools, parks and public transit, plus shopping and everyday amenities just minutes away, continues to make it highly appealing to renters. Take advantage of this rare opportunity and purchase both properties to own a turnkey, INCOME GENERATING INVESTMENT with excellent cash flow potential at an attractive price.