



GRASSROOTS
REALTY GROUP

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153 Bergen Crescent NW
Calgary, Alberta

MLS # A2328190



\$419,868

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	918 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Private		

Heating: Central, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Rang hood, refrigerator, Stove in the basement

Well-maintained bi-level home in desirable Beddington, offering 5 bedrooms, 2 full bathrooms, and great potential for a large family or investor. The main floor features a bright living room, dining area, functional kitchen, two spacious bedrooms, and a full bathroom. The fully developed basement includes a large family room with a wood-burning fireplace, three additional bedrooms/rooms, a second full bathroom, and extra living space. Recent updates include roof replacement in winter 2025, updated furnace and hot water tank, newer upper balcony patio door, dining room window, exterior storm/glass door, upper kitchen stove, basement refrigerator, basement kitchen flooring, and toilets replaced in 2022. With some TLC and personal renovation ideas, this could be a fantastic home with excellent value. Conveniently located close to bus routes, schools, parks, Safeway, Co-op, shopping, and other amenities, with easy access to downtown. A great opportunity in an established community.