



GRASSROOTS
REALTY GROUP

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124 Bergen Road NW
Calgary, Alberta

MLS # A2328708



\$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:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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RARE CHANCE TO PURCHASE TWO SIDE BY SIDE PROPERTIES (SEPARATE TITLES) with excellent long term income potential in a sought after northwest location. This 3 bedroom bi-level is being offered for sale together with the attached neighbouring property at 122 Bergen Rd NW, presenting an exceptional opportunity for investors and those looking to expand their real estate portfolio. This home has been a successful rental property for many years and is located in the popular community of Beddington Heights, just steps from schools, parks, public transit and shopping - making it highly attractive to tenants and CONSISTENTLY EASY TO RENT.