



GRASSROOTS
REALTY GROUP

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122 Berkley Way NW
Calgary, Alberta

MLS # A2333076



\$349,900

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	662 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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ONE OF THE MOST AFFORDABLE HOMES IN CALGARY — NO CONDO FEES !!!! Welcome to this "State-of-the-Art," No Condo Fees house. 3-bedroom, 2-storey townhouse in the sought-after community of Beddington Heights. Offering 1,322 sq. ft. of updated living space on 2 floors with fresh new paint and flooring, this home is ideal for first-time buyers, families, and investors. The functional layout features two spacious living areas, a centrally located kitchen, a 2-piece bathroom with in-suite laundry, and ample storage on the main floor. Upstairs offers three generous bedrooms, a full 4-piece bathroom, and additional storage. Enjoy a private, fully fenced backyard, perfect for entertaining, plus off-street parking for two vehicles. Conveniently located near schools, parks, shopping, transit, an off-leash dog park, and Nose Hill Park, with quick access to Deerfoot Trail, Centre Street, and Beddington Trail. Exceptional value in a prime NW Calgary location with no condo fees. Come on in and experience yourself, “WARM WELCOME”!!!!