



GRASSROOTS
REALTY GROUP

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16, 115 Bergen Road NW
Calgary, Alberta

MLS # A2334864



\$299,999

Division:	Beddington Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	909 sq.ft.	Age:	1979 (47 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, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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Move-in ready and updated in 2025, this three-bedroom, 1.5-bathroom townhouse offers flexible living space in the established community of Beddington Heights. The bright main floor features a spacious living room, dedicated dining area, and an updated kitchen with clean, modern finishes. New flooring throughout adds a fresh, cohesive look. Upstairs, two generously sized bedrooms and a four-piece bathroom provide a comfortable and practical layout. The partially finished basement adds valuable versatility with a third bedroom, two-piece bathroom, and additional space for a recreation room, home office, gym, or storage. Outside, a private outdoor area offers a welcoming spot to relax, entertain, or enjoy warmer days. Set in a well-managed complex close to schools, parks, shopping, and public transit, the property also provides convenient access to Centre Street, 14 Street NW, Beddington Boulevard, and Deerfoot Trail. With recent updates, adaptable living space, and a well-connected location, this Beddington Heights townhouse is an appealing choice for first-time buyers, young families, and investors.