

**20 Bermondsey Crescent NW
Calgary, Alberta**

MLS # A2203917



\$729,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,227 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: N/A

Discover this Stunningly Renovated Home with over 2100SqFt of Total Developed Space on a Large Lot. This 5 Bedroom, 3 Bathroom home is situated in the heart of Beddington Heights, just a short stroll from the scenic Nose Hill Park. FULLY RENOVATED, this home now also includes a newly completed LEGAL BASEMENT SUITE, offering a fantastic opportunity for additional income or investment potential. Upon entering, you'll immediately be drawn to the Bright, Open Living room, featuring New Large Windows, Recessed Lighting, and Modern Finishes. The Kitchen has been fully transformed, featuring Sleek Modern Cabinets, Under-Cabinet Lighting, Quartz Countertops, Brand-New Stainless Steel Appliances, and an abundance of both counter and cabinet space. Upstairs you will find 3 Bedrooms with Excellent Closet Space and 2 Full Bathrooms. The Primary Bedroom is a serene retreat, complete with a Luxurious Private Ensuite and a Spacious Walk-in Closet. The additional 4-piece Bathroom provides convenience for family and guests. Further downstairs you will find the newly finished Legal Basement Suite with a Brand New Kitchen with a Large Island, Quartz Countertops, New Kitchen Appliances, 2 Bedrooms, a 4-piece Bathroom, Laundry Area, and Separate Entrance. Now upgraded with a brand new 2nd Furnace and New Hot Water Tank, this home offers enhanced comfort and energy savings for years to come. An Oversized Double Detached Garage with enough space for Pickup truck or large SUV, plus a sizable RV Parking Area add both parking and storage convenience. The extensive list of renovations in this home includes Brand-New Windows throughout; Beautifully Retextured Ceilings; Upgraded Electrical and Plumbing Finishes; Fresh Paint; and countless other updates that enhance the home's modern charm. This

home boasts a prime location with convenient access to schools, restaurants, grocery stores, and bus stops. Recently updated with care, it's move-in ready and perfect as a family residence or an investment opportunity. Don't miss out, book your showing today!