

77, 115 Bergen Road NW
Calgary, Alberta

MLS # A2211969



\$319,800

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dryer and Freezer are in as is condition

OPPORTUNITY KNOCKS! You won't want to miss out on this GREAT investment with tons of POTENTIAL! With some TLC, you can add plenty of value! This townhouse is located in a well-maintained and highly DESIRABLE complex in popular Beddington. The kitchen includes a dining area, and the SPACIOUS living room features patio doors that lead to your LARGE FENCED YARD overlooking GREEN SPACE. Upstairs, you'll find a primary bedroom, two additional bedrooms, and a full bathroom. The basement is ready for your personal touch. Walking distance to Beddington Town Centre, which includes grocery stores, banks, restaurants, parks, schools, and transit—with numerous bus routes and easy access to downtown and the airport. Don't miss out on this opportunity!