

2 Bergen Crescent NW Calgary, Alberta

MLS # A2213255



\$599,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Closet Organizers		

Inclusions: AC Unit, Garage Opener

Welcome to 2 Bergen Crescent—a 4-bedroom, 4-bathroom two-storey AIR CONDITIONED home situated on a spacious CORNER LOT just steps from greenspace. Upon entering the foyer, you’ll notice the living room, complete with large south-facing windows, fireplace and brick surround. The bright eat-in kitchen is equipped with newer stainless steel appliances and flows seamlessly into the dining room, mudroom complete with laundry, as well as a 2 piece powder room. Upstairs, the primary bedroom offers a private ensuite, complemented by two additional bedrooms and a 4-piece bathroom. The finished basement includes a cozy bar area, a generous rec room, a 2-piece bath, and an small bedroom. Step outside to a covered deck, a brick-paved patio, and a fully fenced backyard perfect for entertaining or relaxing. With easy access to Centre Street, and Deerfoot Trail, plus Calgary Transit routes 300 and 301 right outside, commuting is a breeze. Within walking distance to Beddington shopping area, daycares, and schools, plus a short drive to T & T Market, Calgary Airport, and all the amenities you could need, this home checks all the boxes—don’t miss your chance to view it!