



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 BERMONDSEY Crescent, Calgary T3K 1W2**

MLS® #: **A2163376** Area: **Beddington Heights** Listing Date: **09/12/24** List Price: **\$475,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **5,177 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,189**  
 Low Sqft:  
 Ttl Sqft: **1,189**

DOM

**7**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None,Private Yard**

Construction: **Aluminum Siding ,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Bar,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`0" x 13`4"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>28`0" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`4" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>5`3" x 5`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 8`11"</b>
<b>Family Room</b>	<b>Lower</b>	<b>28`0" x 14`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`6" x 10`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 9`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`0" x 4`11"</b>

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-C2**

Legal Desc: 7910490

Remarks

Pub Rmks: **ATTENTION: RENOVATORS AND INVESTORS!!! This 1190 sq/ft 4 level split needs and update. This 3-bedroom home is located on a quiet crescent, steps away from Nose Hill Park. The primary bedroom has an en-suite that is halfway through an update. The main level has a spacious kitchen with a convenient dining area. The large living room has a cozy fireplace. The lower level contains a huge family room with another fireplace and has a separate entrance with a walk up to the back yard. In the back yard is a double garage. This home is in need of an update but does have a newer roof (6 years) and hot water tank (1 year). Plenty of potential here.**

Inclusions: N/A  
Property Listed By: RE/MAX Real Estate (Central)

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



