



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 BERMONDSEY Rise, Calgary T3K 1T9**

MLS®#: **A2171867**      Area: **Beddington Heights**      Listing Date: **10/26/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **5,059 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,427**  
 Low Sqft:  
 Ttl Sqft: **1,427**

DOM  
**3**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Gazebo,No Neighbours Behind,Level,Rectangular Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Dog Run,Other,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Open Floorplan,Vaulted Ceiling(s),Wood Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 13`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 8`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 8`3"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>19`8" x 11`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 10`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>19`4" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 11`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 7`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	
<b>Kitchenette</b>	<b>Basement</b>	<b>10`5" x 9`3"</b>
<b>Office</b>	<b>Basement</b>	<b>10`3" x 8`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7910852**

Remarks

Pub Rmks: **\*\* OPEN HOUSE SUNDAY OCTOBER 27 2PM-4PM \*\* Welcome to your dream home in the desirable and central community of Beddington Heights! This beautifully updated two storey home backs onto a green space/walking path that leads to Nose Hill Park and Beddington Town Centre! As you step inside, you'll be welcomed by a bright and airy living room with soaring vaulted ceilings. The formal dining room flows seamlessly into a stunning kitchen featuring dark-stained cabinets, a stylish brick backsplash, stainless steel appliances, and a large sink with a restaurant-style faucet. In the back, there is a spacious family room with a gas fireplace. A updated 2-piece powder room completes the main floor. Upstairs, you'll find three generously sized bedrooms, including a primary retreat with a 3-piece ensuite and walk-in closet. The renovated bathroom features a tile-surround walk-in shower and double vanities. The developed basement offers a large bedroom, a full bathroom, full summer/spice kitchen and a den/office space. Updates include new garage door, new flooring in some areas, newer roof, siding, furnace, washer & dryer, and windows. The beautifully landscaped yard adds to the charm, and a single attached garage provides extra convenience. Come see this exceptional family home today—it's a must-visit!**

Inclusions: **Dishwasher - AS IS Condition**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











