



THE
A-TEAM

**RE/MAX
FIRST**

28 BERMONDSEY Rise, Calgary T3K 1T9

MLS®#: **A2171867** Area: **Beddington Heights** Listing **10/26/24** List Price: **\$549,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 11-Dec** 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

56
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
Living Room	Main	13`9" x 13`4"
Kitchen	Main	16`9" x 8`5"
2pc Bathroom	Main	
Bedroom	Upper	10`9" x 8`3"
3pc Bathroom	Upper	
Bedroom	Basement	19`8" x 11`9"
3pc Bathroom	Basement	

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

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7910852

Remarks

Pub Rmks: **Check out the 3D Tour! 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, windows, and a brand new 50 gallon hot water tank. 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











