



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**380 BERMUDA Drive #15, Calgary T3K 2B2**

MLS® #: **A2171880**      Area: **Beddington Heights**      Listing Date: **10/08/24**      List Price: **\$375,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,124**  
 Low Sqft:  
 Ttl Sqft: **1,124**

DOM

**44**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Private**  
 Park Feat: **Assigned,Parking Lot,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>5`5" x 7`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 10`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`5" x 15`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 8`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`4" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`7" x 12`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`10" x 10`11"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$305**

**Fee Simple**

**M-CG**

Fee Freq:

**Monthly**

Legal Desc:

**8110351**

Remarks

Pub Rmks: **Welcome to Spicewood Condominiums, nestled in the well-established community of Beddington Heights. This charming townhouse offers an excellent opportunity for homebuyers seeking affordability without compromising on space or location. Featuring 3 spacious bedrooms, 1.5 bathrooms, a comfortable living room, dining area, and a functional kitchen, this home provides ample space for everyday living. Recent updates include a new hot water tank (installed last year), as well as upgrades to the flooring, bathroom, most windows, and the sliding door, ensuring peace of mind for the next owner. The convenience of an assigned parking stall right in front of the property makes everyday living even easier. Located close to schools, shopping, restaurants, parks, and with easy access to major roads and highways, this property is perfectly situated for both work and play. Don't miss your chance to view this wonderful home—schedule your showing today!**

Inclusions:

**None**

Property Listed By:

**Keller Williams BOLD Realty**

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









