



THE A-TEAM

RE/MAX FIRST

40 BERMONDSEY Road, Calgary T3K 1V3

MLS@#: A2182132 Area: Beddington Heights Listing Date: 12/03/24 List Price: \$640,000
Status: Pending County: Calgary Change: -\$20k, 15-Jan Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1980
Finished Floor Area: 4,833 sqft
Abv Sqft: 1,290
Low Sqft:
Ttl Sqft: 1,290

DOM

60
Layout
Beds: 5 (3 2)
Baths: 3.0 (3 0)
Style: 4 Level Split

Access:
Lot Feat: See Remarks
Park Feat: Double Garage Detached

Parking

Ttl Park: 2
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Stone, Vinyl Siding, Wood Frame, Wood Siding
Flooring: Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Washer, Window Coverings
Int Feat: Granite Counters, High Ceilings
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Living Room, 4pc Ensuite bath, etc.

**Kitchen
Furnace/Utility Room**

**Basement
Basement**

**9`0" x 12`7"
8`8" x 11`0"**

Game Room

Basement

19`9" x 14`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7910852

Remarks

Pub Rmks:

*****Open House Sunday - January 26, 2025 2-4 pm***Step into the bright and open living area, where high ceilings and large bay windows fill the space with natural light, creating a warm and inviting atmosphere. The kitchen is spacious and functional, featuring stainless steel appliances, plenty of cabinets, and its own bay window for additional natural light. Upstairs, there are three well-sized bedrooms, including the primary bedroom with its own private ensuite and a huge walk-in closet—perfect for all your storage needs. An additional 4-piece bathroom provides convenience for family and guests. The fully finished basement offers flexibility for rental income or multi-generational living. With its own private entrance, this level includes two bedrooms, a 4-piece bathroom, a complete kitchen, and a laundry area, making it private and practical. The backyard is a peaceful retreat with a covered patio, perfect for relaxing or entertaining in any season. A double detached garage adds both parking and storage convenience. Situated close to Nose Hill Park, schools, restaurants, grocery stores, and bus stops, this home is in a fantastic location with everything you need nearby. This home has been beautifully updated and is ready for you to move in. Whether you're looking for a family home or an investment property, this one has it all. Schedule your showing today!**

Inclusions:
Property Listed By:

**N/A
Real Broker**

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









