



THE
A-TEAM

**RE/MAX
FIRST**

380 BERMUDA Drive #19, Calgary T3K 2B2

MLS® #: **A2207606** Area: **Beddington Heights** Listing Date: **04/03/25** List Price: **\$399,900**
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: **1,111**
Low Sqft:
Ttl Sqft: **1,111**

DOM

17
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Back Yard,Rectangular Lot**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue**
Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 12`9"	Kitchen	Main	11`11" x 10`7"
Dining Room	Main	8`5" x 7`3"	2pc Bathroom	Main	
Bedroom - Primary	Upper	14`11" x 10`9"	Bedroom	Upper	8`5" x 9`2"
Bedroom	Upper	8`5" x 12`5"	4pc Bathroom	Upper	
Laundry	Basement	17`5" x 9`11"	Game Room	Basement	17`4" x 18`9"

Legal/Tax/Financial

Condo Fee:
\$335

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **8110351**

Remarks

Pub Rmks:

Welcome to Spicewood Condos, a very desirable townhouse community nestled in the heart of Beddington Heights. This renovated home offers almost 1,600 sq. ft. of thoughtfully designed living space, featuring beautiful renovations from top to bottom. Upon entering, you'll be greeted by a bright and inviting living area, enhanced by large windows bringing in loads of natural light. The open-concept layout seamlessly connects the living room to the dining area and kitchen, creating an ideal environment for relaxing and entertaining. The kitchen has been beautifully renovated with modern appliances, quartz countertops, and lots of cabinet storage, providing both style and functionality. Upstairs, you'll find three generously sized bedrooms. The primary bedroom boasts ample closet space and large windows. The additional bedrooms are versatile and can serve as guest rooms, home offices, or flex areas to suit your needs. The bathroom has been nicely renovated, featuring contemporary fixtures and finishes. The fully developed, bright basement presents a very inviting additional space for you. Install your home theatre, set up your home gym, or use it as a playroom or office—this is one of the nicer basements you'll find in this price category! The basement also has a spacious laundry area & good storage space. Luxury vinyl plank throughout—stylish and easily maintained. The unit features one of the more impressive backyards in the development. The sellers have invested \$5,000 in a newer backyard patio and shed, creating a perfect outdoor retreat for summer barbecues, gardening, or simply unwinding after a long day. The BBQ which is under 2 years old is also included with the sale. One outdoor parking stall is adjacent to your unit, and you're also very close to ample visitor parking for your guests. Located in the desirable community of Beddington Heights, this home offers unparalleled convenience. You'll be within walking distance to St. Bede + Beddington Heights School, shopping, and public transportation, making daily errands and commutes a breeze. The #3 bus stop is footsteps from your home and takes you right downtown. Spicewood is a nice little community within a community! Very well managed and thoroughly engaged with its residents, there is a private website for owners and residents to stay informed on what's happening here. Beddington Heights is known for its mature trees, parks, and family-friendly environment, providing a suburban lifestyle with easy access to downtown Calgary. Don't miss the opportunity to make this move-in-ready townhouse your new home.

Inclusions:
Property Listed By:

**BBQ, air conditioner (as-is), shop vac, fridge in basement, storage cabinet in laundry room, shed, fan
RE/MAX First**

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











