

13, 115 Bergen Road NW  
Calgary, Alberta

MLS # A2241706

\$374,800

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Beddington Heights    |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 2 Storey              |        |                   |
| Size:     | 1,050 sq.ft.          | Age:   | 1979 (46 yrs old) |
| Beds:     | 3                     | Baths: | 1 full / 1 half   |
| Garage:   | Stall                 |        |                   |
| Lot Size: | 0.00 Acre             |        |                   |
| Lot Feat: | Back Yard             |        |                   |

|             |                                 |            |           |
|-------------|---------------------------------|------------|-----------|
| Heating:    | Forced Air                      | Water:     | -         |
| Floors:     | Vinyl Plank                     | Sewer:     | -         |
| Roof:       | Asphalt Shingle                 | Condo Fee: | \$ 452    |
| Basement:   | Finished, Full                  | LLD:       | -         |
| Exterior:   | Concrete, Wood Frame            | Zoning:    | M-C1 d100 |
| Foundation: | Poured Concrete                 | Utilities: | -         |
| Features:   | No Animal Home, No Smoking Home |            |           |

Inclusions: N/A

3 Beds | 1.5 Baths | Great location Welcome to this newly renovated 3 bedroom, 1.5 bath townhouse, perfect for first-time home buyers! Thoughtfully renovated with modern finishes throughout, this home offers a smart, functional layout that maximizes space. The finished basement provides a versatile bonus area, ideal for a home office, playroom, guest space, or additional living area. Step outside to enjoy a fully fenced yard and a nicely done deck, perfect for relaxing or entertaining. Nestled in a friendly neighborhood just minutes from schools, parks, and shopping centers, this move-in ready townhome combines comfort, convenience, and value in one desirable package. Don't miss out this move-in ready gem in sought-after location. Call your favorite agent for a showing today!