

20 Bermondsey Crescent NW  
Calgary, Alberta

MLS # A2163376



## \$475,000

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Separate Entrance		

**Inclusions:** N/A

ATTENTION: RENOVATORS AND INVESTORS!!! This 1190 sq/ft 4 level split needs and update. This 3-bedroom home is located on a quiet crescent, steps away from Nose Hill Park. The primary bedroom has an en-suite that is halfway through an update. The main level has a spacious kitchen with a convenient dining area. The large living room has a cozy fireplace. The lower level contains a huge family room with another fireplace and has a separate entrance with a walk up to the back yard. In the back yard is a double garage. This home is in need of an update but does have a newer roof (6 years) and hot water tank (1 year). Plenty of potential here.