

20, 380 Bermuda Drive NW
Calgary, Alberta

MLS # A2167085



\$385,000

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,128 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Parking Lot, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: n/a

Attention all investors and first-time home buyers! This affordable townhouse is looking for its new owner. Situated in a prime location, this end unit features a fully fenced backyard shaded by mature trees, convenient visitor parking nearby, and pleasant walking paths just outside the gate. The thoughtfully designed floor plan offers a spacious living area with a formal dining room that leads into the kitchen. The kitchen provides ample cupboard space and room for a breakfast table. Upstairs, the primary bedroom boasts his and her closets, west-facing windows for plenty of natural light, and enough space for a large bedroom set. Additionally, there are two other good-sized bedrooms down the hall. The lower level offers a flexible space that could be used as a projection room or a kid's playroom, as well as a large storage room next to the laundry area. This property is conveniently located near public and Catholic schools, shopping areas, and parks, with easy access to Deerfoot, Centre Street, and various transit routes. Come and see why this Beddington Townhome is the perfect starter home – you'll love living here!