

**19, 380 Bermuda Drive NW  
Calgary, Alberta**

**MLS # A2207606**



**\$399,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** BBQ, air conditioner (as-is), shop vac, fridge in basement, storage cabinet in laundry room, fan

**\*\*Open house Sunday, May 18th from 1:30-3:30pm\*\*** 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. Gorgeous backyard paver patio creates 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.