

**45, 380 Bermuda Drive NW**  
**Calgary, Alberta**

**MLS # A2214085**



**\$399,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,106 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>	Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 305
<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>	No Smoking Home		

**Inclusions:** N/A

**END UNIT TOWNHOUSE IN NW CALGARY | FIRST TIME BUYER / INVESTOR | FAMILY-FRIENDLY WELL-ESTABLISHED NEIGHBOURHOOD.** Welcome to this wonderfully appointed END UNIT TOWNHOUSE in THE COMPLEX OF SPICEWOOD in Beddington Heights. Excellent location, this unit is backing onto the quiet playground and beside the green space! Highlight of this lovely unit features more than 1630 sqft of total living space, 3 BEDROOMS and 1.5 bathrooms with updated carpet. Inside the home, you'll find a sizable south facing bright living room, with plenty of sunlight, a kitchen with beautiful raised solid oak cabinets, LVP flooring in the kitchen, dining room & 1-2 pce bathroom. There is a patio door from the dining area direct access to the private fenced backyard and a gate direct to the playground. The primary bedroom overlooks the private quiet playground at the back. A developed basement has a large family room for social gathering and a good size of storage area in the laundry room. This unit comes with 1 assigned parking stall, lots of visitor parking in this complex, it is perfect for your next move or a great investment property with established infrastructure! Close to shopping, parks and playgrounds, this property is also easily accessible to public transit with a bus stop on the corner of the block (Beddington Blvd and Bermuda Drive). Conveniently located in proximity to hop into Deerfoot Trail, 14 Street (north-south access) as well as Country Hills Blvd (west-east access). **BOOK YOUR SHOWING TODAY!**