

\$570,000 - 83 Bermondsey Rise Nw, Calgary

MLS® #A2115327

\$570,000

3 Bedroom, 3.00 Bathroom, 1,105 sqft

Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

****INCREDIBLE LOCATION.... NOSE HILL PARK just steps from your FRONT DOOR & ANOTHER PARK just steps from your BACK DOOR!** WELCOME HOME!** This Lovely UPGRADED 4-Level Split w/ Oversized Detached DOUBLE GARAGE has seen numerous RENOVATIONS in recent years! Perfectly Situated in the Highly Coveted Neighbourhood of Beddington Heights, this Beautifully Appointed Family home is nestled on a LARGE CORNER LOT (zoned RC2) on a QUIET Tree Lined street & JUST STEPS to plenty of Parks, Playgrounds, Greenspaces & Pathways - the BEST LOCATION in Beddington! Boasting nearly 2200ft over 4 levels, this home offers a SEAMLESS flow & a BRIGHT OPEN design compliments of the HARDWOOD Flooring & Large Newer VINYL WINDOWS throughout! The main level features an Inviting Entrance leading to the SPACIOUS Living Room, Open Dining Area & Well Appointed & UPDATED Classic KITCHEN w/ NEWER STAINLESS STEEL Appliances, PLENTY of Cabinetry & Counter Space & PATIO DOORS leading to the private back DECK. Heading Upstairs, youâ€™ll find your Large Master Retreat w/ ample Closet Space & PRIVATE ENSUITE, sizable 2nd & 3rd bedrooms & another Full 4pc Bathroom. Downstairs, your DEVELOPED Lower Level features a REC/GAMES Area, Den/Office (or 4th Bedroom w/ a window swap), another Full Bathroom & a SPACIOUS Family Room - perfect for Family movie nights or just curling



up w/ a good book by the COZY Wood Burning FIREPLACE! In the 2nd Lower Level you will find the Large Laundry Room w/ plenty of STORAGE space as well as 2 more separate storage areas (This level can be developed for additional bedroom/bathroom/living areas in the future). Step out back into your EXPANSIVE Fully FENCED & PRIVATE Backyard w/ Large DECK & Large MATURE TREES - THE spot for BBQ's & Entertaining, relaxing on the DECK w/ your favorite drink, creating the GARDEN of your DREAMS & enjoying plenty of outdoor activities w/ the Friends & Family! The Backyard also offers ample SPACE for future RV PARKING. Just a few steps out your back gate, you can walk to the nearby DOG PARK or go for a longer stroll on the lovely PATHWAYS & GREENSPACES surrounding this Amazing Home! Beddington is a Mature FAMILY FRIENDLY Neighborhood surrounded by TRANQUIL Walking & Bike Paths & next to NOSE HILL PARK, Beddington GOLF PARK, Great SCHOOLS, Restaurants, Shopping & many Fantastic Amenities for a YEAR ROUND Active Lifestyle. This beautifully maintained home has been recently outfitted w/ a NEW ROOF, New Hot Water Tank, NEW STAINLESS STEEL Appliances, VINYL WINDOWS, Lighting & fresh PAINT! Don't miss out on this opportunity! Simply MOVE IN & start making new memories w/ your Family in this TURN-KEY Home!

Built in 1980

Essential Information

MLS® #	A2115327
Price	\$570,000
Sold Price	\$601,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,105
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	83 Bermondsey Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Other, See Remarks
Roof	Asphalt Shingle

Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 3rd, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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