

# \$699,900 - 7 Bermondsey Place Nw, Calgary

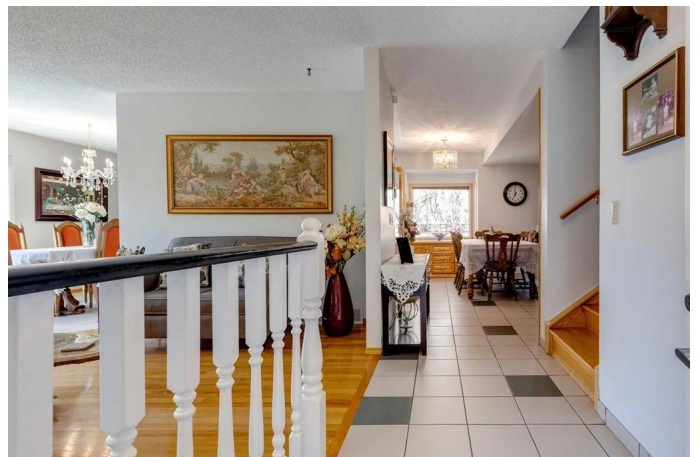
MLS® #A2131422

**\$699,900**

4 Bedroom, 4.00 Bathroom, 1,835 sqft  
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Incredible opportunity for this 1,850 sq' two storey split in upper Northwest Beddington located on a keyhole cul-de-sac only minutes to Nose Hill Park! This outstanding home is still occupied by the original owner and has been meticulously maintained and upgraded throughout the years. Easily suited subject to the City of Calgary with a separate back door and common laundry, this potential mortgage helper would make this a great investment for both first-time buyers or seasoned investors. Welcome to your very own Italian Villa in the heart of the city. Outstanding landscaping featuring manicured winding flower beds, an interlocking stone front patio to take advantage of the south sun, a raised composite deck out back, and an exposed aggregate patio to cool off in the evening on those hot summer days. Fruit trees, a quaint garden, aggregate walkways, and more make outdoor living in this home a true experience! A custom brick exterior and brick breezeway grace the entrance into the spacious foyer. Rich hardwood floors in pristine condition grace the living room and dining room, up the stairs, and into the three upper bedrooms. The functional kitchen offers quality cabinets and an upgraded gas stove. The main floor family room features a rich gas fireplace and custom bookcases. This level also offers a 4th bedroom, full bath, and main-floor laundry. The full basement has 9' ceilings, a beautician workstation, a cold room, a summer kitchen with an electric stove, a full brick RI fireplace, a



custom wet bar, a 2pc bath (easily converted to a 3pc), and heaps of storage! This fantastic basement could be developed into a two-bedroom suite with the addition of a couple of windows and some basic framing. Huge, detached garage with lofted storage and built-in workbenches. Triple pane windows, granite countertops, upgraded lighting and plumbing, updated baths throughout, regular mechanical service performed annually, and more. This home has it all, including easy access to Nose Hill Park, 14 St., Stoney Trail, schools, shopping, churches, and more. Basement suites are now allowed in all zones subject the City of Calgary's approval. For guidelines please visit the City of Calgary Website

Built in 1980

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2131422       |
| Price          | \$699,900      |
| Sold Price     | \$665,000      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 1,835          |
| Acres          | 0.12           |
| Year Built     | 1980           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Sold           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7 Bermondsey Place Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3K 1V6 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, No Animal Home, No Smoking Home, Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings                 |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Brick Facing, Family Room, Gas, Mantle                                                                                                    |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Garden, Lighting, Private Yard                                                                                                 |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Landscaped, Level, Many Trees, Street Lighting, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                                                                    |
| Construction      | Brick, Metal Siding, Wood Frame                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2024 |
| Date Sold      | May 31st, 2024 |
| Days on Market | 19             |
| Zoning         | R-C2           |
| HOA Fees       | 0.00           |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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