

\$599,900 - 130 Bergen Road Nw, Calgary

MLS® #A2154936

\$599,900

5 Bedroom, 3.00 Bathroom, 981 sqft
Residential on 0.07 Acres

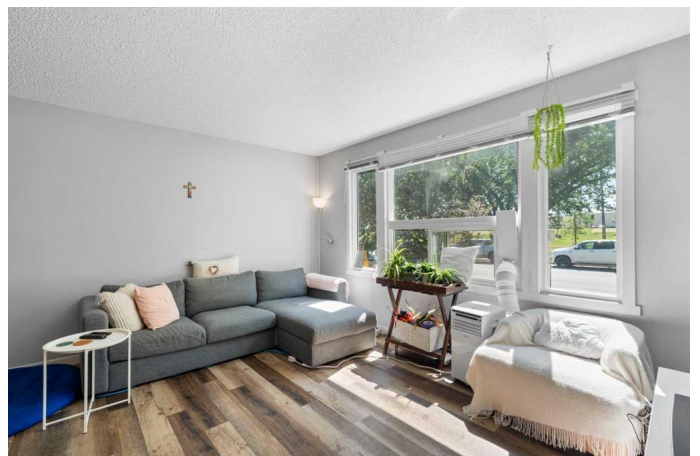
Beddington Heights, Calgary, Alberta

Move-in ready! Own a completely renovated 5-bedroom, LEGALLY Suited, 3-bathroom bi-level home with 2 full kitchens, offering ample living space and excellent rental potential. This home, perfect for a large family or as an investment property, faces a large green space visible through numerous new windows throughout.

The property features a high-efficiency furnace and water tank to keep monthly costs down. Both kitchens have been upgraded with new cabinets, countertops, sinks, and faucets. The bathrooms have been transformed with upgraded granite countertops, new tubs, toilets, and tiling. The main living areas boast high ceilings and brand new vinyl plank flooring from the main entrance throughout.

The upper level includes 3 bedrooms, with the master bedroom featuring a walk-in closet and access to a brand-new, large deck with two-tiered stairs and a wonderful view of NW Calgary. The lower level, perfect for renting, features a fully finished kitchen, high ceilings, large windows, vinyl plank flooring, new carpeting, and tiled bathrooms. Each of the 2 bedrooms in the basement has its own private bathroom with a tub.

Located on Bergen Road directly off Centre Street, a main artery in Beddington Heights, this home offers regular bus service from routes #2, 3, 46, 88, 109, 146, and the 301



express. Major shopping options, including CO-OP, Safeway, Tim Hortons, RBC, TD Canada Trust, Scotiabank, London Drugs, medical clinics, and diagnostics, are just across the street in Beddington Mall. In the opposite direction, you'll find T&T Supermarket, dining options, car washes, a driving range, and large off-leash park areas.

Don't miss the opportunity to own this fully upgraded 5-bedroom, 3-bathroom property. Book your showing today!

Built in 1979

Essential Information

MLS® #	A2154936
Price	\$599,900
Sold Price	\$600,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	981
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	130 Bergen Road Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3K 1H9
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Amenities

Parking	None
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Interior

Interior Features	No Smoking Home, See Remarks
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Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
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Heating	Forced Air
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Cooling	None
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Has Basement	Yes
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Basement	Finished, Full, Suite
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Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, Front Yard, Lawn
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	August 2nd, 2024
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Date Sold	August 14th, 2024
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Days on Market	11
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Zoning	RC-2
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX iRealty Innovations
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