

# \$445,000 - 109 Bermondsey Way Nw, Calgary

MLS® #A2251996

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

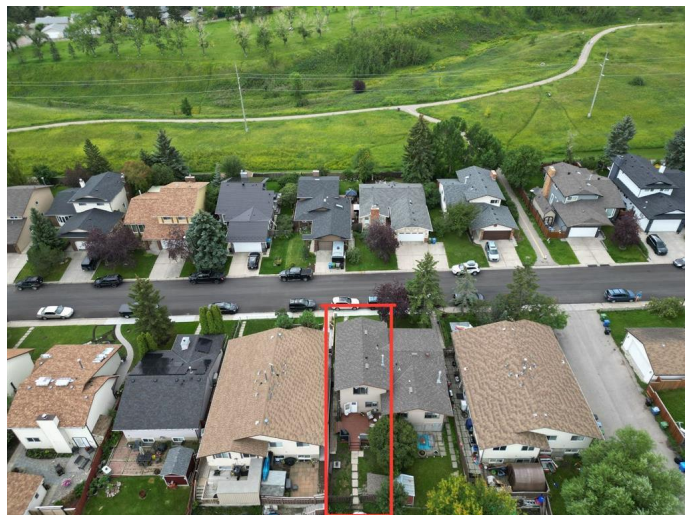
Welcome to 109 Bermondsey Way. Nestled in the mature and quiet community of Beddington Heights, this family-friendly, 3-bedroom duplex boasts an amazing location. The home is mere steps away from the expansive green space and walking paths that Nose Hill Park has to offer. This location simply can't be beat. Inside the home you will find a large living room, a powder room and a kitchen/dining area. Off the back is a large deck and fenced yard complete with a shed. Your parking stalls off the wide paved alley are located here as well. Upstairs you will find 3 bedrooms and a 4 piece bathroom. The Primary Bedroom in this home is very spacious. The 2 additional bedrooms are perfect for kid's rooms or an office space. The basement is unfinished and waiting for your personal touch! This home has undergone many valuable upgrades over the last few years. All new vinyl windows on the front (south) side of the home, newer washer and dryer, newer stainless steel appliances in the kitchen, new tub surround upstairs, deck is a recent addition, new carpet upstairs, recently upgraded hot water tank and high-efficiency furnace. Many expensive upgrades have already been taken care of, all that is left is for you to move in! Book your showing today.

Built in 1980

## Essential Information

MLS® #

A2251996



|                |                        |
|----------------|------------------------|
| Price          | \$445,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,135                  |
| Acres          | 0.06                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 109 Bermondsey Way Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1V3               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vinyl Windows, Wood Windows                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full, Unfinished                                                    |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard            |
| Lot Description   | Back Lane               |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 22                |
| Zoning         | R-CG              |

## Listing Details

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

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