

# **\$399,900 - 45, 380 Bermuda Drive Nw, Calgary**

MLS® #A2214085

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

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!

Built in 1980

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2214085      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,106         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 45, 380 Bermuda Drive Nw |
| Subdivision | Beddington Heights       |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 2B2                  |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking         |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                         |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,<br>Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting, Playground, Private Yard |
| Lot Description   | Front Yard                         |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 13               |
| Zoning         | M-CG             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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