

# \$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, 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	22
Zoning	M-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.