

**16 Bermondsey Crescent NW
Calgary, Alberta**

MLS # A2277848

\$689,000



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|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Metal Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: 5 appliances on main floor included and 5 appliances included in suite

Freshly renovated bungalow offering approximately 1982 sq. ft. of developed living space with 6 bedrooms and a legal secondary suite. The main floor includes 3 bedrooms, while the fully developed lower level provides an additional 3 bedrooms. The lower level has a separate private entrance and can also be accessed from the main floor, allowing flexibility for extended family or independent living arrangements. The layout is well suited for owner-occupied use with space for multi-generational living, a private guest area, or a live-up/live-down configuration. The legal secondary suite allows for optional rental. 5 appliances on both floors each with separate laundry. The property features an oversized detached double garage with rear lane access. The garage has been upgraded and may be used as a workshop, hobby space, or home-based office. Features include insulation, heat, LED lighting, multiple standard and 220V electrical outlets, a separate electrical sub-panel, remote-controlled garage door opener, and exterior yard lighting. A fenced storage area is located adjacent to the garage. Home improvements include updated plumbing and electrical fixtures throughout, updated kitchen and bathroom fixtures, a recently installed hot water tank, and a Lennox furnace serviced annually. Architectural shingles were installed within the past 10 years. The exterior is finished with aluminum siding, metal fascia, and soffits, offering a durable, low-maintenance exterior. 1 minute walk to crosswalk on 14 ST to Nosehill Park! Open House Sat Jan 10 from 11:00 am - 3:00 PM