

# **\$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) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.