

# \$624,900 - 40 Bergen Place Nw, Calgary

MLS® #A2242161

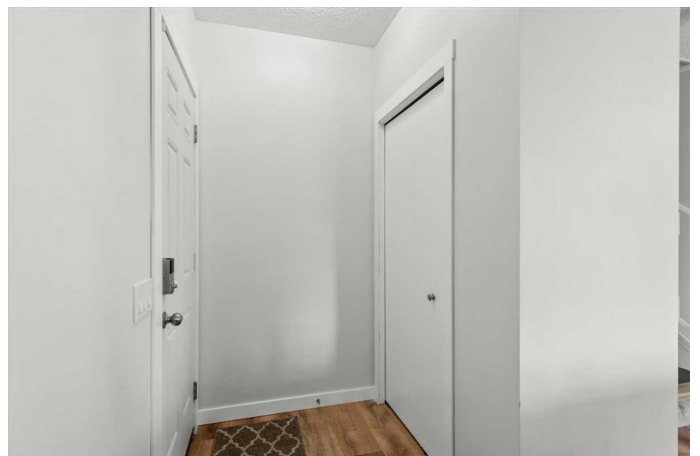
**\$624,900**

4 Bedroom, 3.00 Bathroom, 1,147 sqft

Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Hey Y'all! Welcome to 40 Bergen! Tucked away on a quiet cul-de-sac and backing onto lush green space, this fantastic 4-level split is ideally located in the heart of Beddington. As you enter the home you'll immediately notice the many thoughtful upgrades throughout. The kitchen has been fully renovated, now featuring modern cabinetry, stainless steel appliances, tile flooring, and a stylish bright and functional layout. New vinyl plank flooring has been installed throughout both the main and lower levels, providing a sleek, durable surface that ties the living areas together beautifully. The main level also features a spacious and bright living room with south facing windows that seamlessly flows into the kitchen and dining area, perfect for entertaining or relaxing. Upstairs, you'll find three generously sized bedrooms and two full bathrooms complete with vanities, tiled floors and showers, and medicine cabinets offering additional storage. The third level includes a large rec room with a floor-to-ceiling brick fireplace, a side entrance to the backyard, a renovated 2-piece bathroom, and a fourth bedroom, offering a fresh, updated space for guests or family members. There's also a large laundry and storage room for added functionality. And the very lower level basement is ready for your finishing touches, an in-home gym or provides additional storage for your Christmas decorations and such. Additional updates from the previous owners include replaced



windows, an updated roof, and an oversized double detached garage, ideal for extra vehicles or workshop space. Just 1.5 blocks from the off-leash dog park, 5 blocks to local schools, and only a few minutesâ€™ walk to the amenities on Centre Street, the location offers unbeatable accessibility and low maintenance landscape. With easy routes to both Centre Street and Deerfoot Trail, commuting across the city is quick and convenient. This is a move-in ready home in an incredible locationâ€”donâ€™t miss your chance to own a beautifully upgraded property with room to grow in Beddington! Book your showing today!

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242161      |
| Price          | \$624,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,147         |
| Acres          | 0.10          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Bergen Place Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1J4            |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, Oversized |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Wood Burning                                                                                                        |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Exterior Entry, Partial, Partially Finished, Unfinished                                                             |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Yard, Cul-De-Sac, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                         |
| Construction      | Wood Frame, Wood Siding                                 |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 68              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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