

22, 115 Bergen Road NW
Calgary, Alberta

MLS # A2309381



\$300,000

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	925 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 387
LLD:	-
Zoning:	M-C1 d100
Utilities:	-

Inclusions: N/A

Located in the established community of Beddington Heights, this end-unit townhouse offers a fully fenced west-facing yard, low-maintenance outdoor space with interlocking patio brick, and a highly walkable location close to shopping, groceries, restaurants, schools, transit and everyday amenities. The main level features laminate flooring, a bright and functional layout with open living and dining areas, and patio doors off the living room leading directly to the private outdoor space - ideal for enjoying afternoon and evening sun. The kitchen includes an upgraded stainless steel appliance package with a new stove and dishwasher installed in April 2026. Upstairs offers 2 bedrooms and a full bathroom, while the unfinished basement includes laundry, subfloor and drywall already installed, providing excellent future potential for additional living space, a rec room, home office or storage. The home is mostly original, but clean, well-maintained and move-in ready, with a newer high-efficiency furnace already updated. One assigned parking stall is located nearby, with additional visitor parking available within the complex. Pepper Ridge is a pet-friendly complex with board approval and is surrounded by mature trees, greenspaces and pathways, with quick access to Deerfoot Trail, Beddington Trail, Nose Hill Park and West Nose Creek Park.