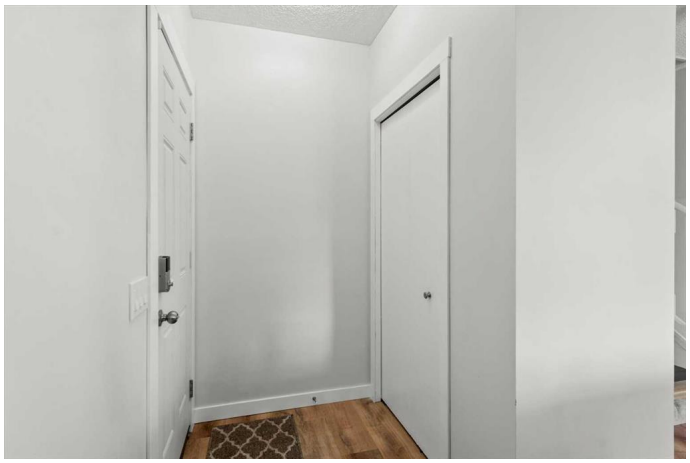
$649,900 - 40 Bergen Place Nw, Calgary

MLS® #A2242161

$649,900
4 Bedroom, 3.00 Bathroom, 1,147 sqft
Residential on 0.10 Acres



Beddington Heights, Calgary, Alberta

OPEN HOUSE Sunday July 27th 3-5PM 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 youâ€™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, youâ€™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. Thereâ€™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	$649,900
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	9
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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