

# \$649,900 - 40 Bergen Place Nw, Calgary

MLS® #A2242161

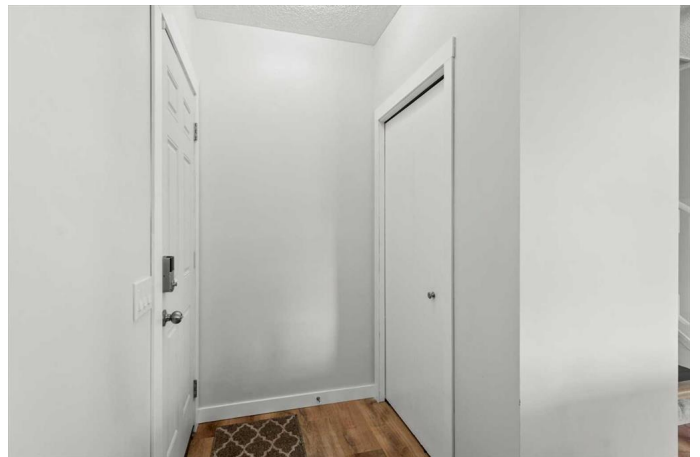
**\$649,900**

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 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          | \$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 8  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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