



THE
A-TEAM

**RE/MAX
FIRST**

48 BERMUDA Drive, Calgary T3K 1H7

MLS® #: **A2158742** Area: **Beddington Heights** Listing Date: **08/19/24** List Price: **\$479,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 31-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1980**
 Lot Information
 Lot Sz Ar: **2,777 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,110**
 Low Sqft:
 Ttl Sqft: **1,110**

DOM

31
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey, Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Metal Siding , Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **No Smoking Home, Sauna**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`6"	Dining Room	Main	8`7" x 6`9"
Kitchen	Main	12`0" x 10`1"	Living Room	Main	12`0" x 12`11"
4pc Bathroom	Second	5`1" x 7`10"	Bedroom	Second	8`6" x 9`3"
Bedroom	Second	8`6" x 12`9"	Bedroom - Primary	Second	15`0" x 10`4"
Game Room	Basement	16`2" x 19`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811673

Zoning:
R-C2

Remarks

Pub Rmks:

This property is situated in a prime location and includes a double detached garage, three bedrooms, one and a half bathrooms, and a finished basement. Nestled in the tranquil and friendly neighborhood of Beddington Heights, the home features a thoughtfully designed layout enhanced by numerous desirable attributes. Upon entering, one is welcomed by a spacious and inviting living area, perfect for relaxation and social gatherings, which is illuminated by a large window and seamlessly transitions into the dining space. The oak kitchen is well-appointed and adjoins a half bath and a mudroom that provides access to a substantial deck overlooking the backyard and the two-car garage. The upper level consists of a sizable master bedroom with ample closet space, two additional bedrooms, and a full bathroom. The finished basement includes a large family or recreation room and an indoor sauna, while the property is designed for easy maintenance landscaping. It is conveniently located near schools, public transportation, shopping, and various amenities. *UPGRADE-Replace NEW ROOF recently *

Inclusions:

None

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123