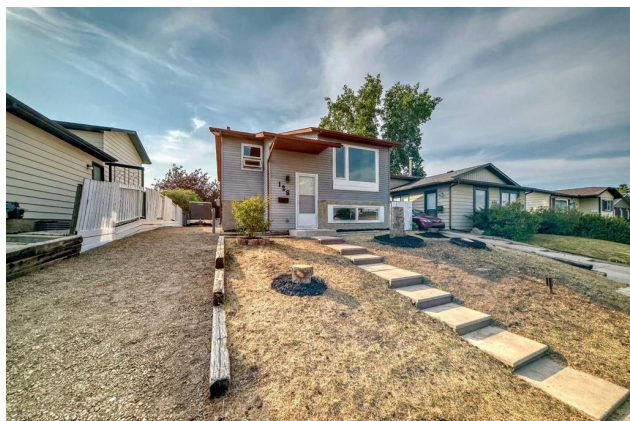




**128 BERNARD Close, Calgary T3K2H3**

MLS®#: **A2162194** Area: **Beddington Heights** Listing Date: **09/02/24** List Price: **\$579,901**  
 Status: **Active** County: **Calgary** Change: **-\$99, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1981**  
Lot Information  
 Lot Sz Ar: **4,101 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Few Trees,Front Yard,Garden,Landscaped**  
 Park Feat: **Off Street,Parking Pad**

DOM

**16**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **3**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Central,Forced Air** Flooring: **Vinyl**  
 Sewer: Ext Feat: **Garden** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Refrigerator,Microwave,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	6`5" x 3`2"	Bedroom	Main	8`4" x 11`10"
Bedroom - Primary	Main	11`2" x 11`8"	Walk-In Closet	Main	4`3" x 1`11"
Walk-In Closet	Main	4`3" x 1`11"	Storage	Main	2`0" x 5`4"
4pc Bathroom	Main	5`0" x 11`1"	Dining Room	Main	8`7" x 6`8"
Kitchen	Main	8`2" x 8`9"	Living Room	Main	11`2" x 17`5"
Entrance	Main	4`6" x 3`9"	Bedroom	Basement	11`3" x 13`10"
Storage	Basement	4`10" x 9`3"	Family Room	Basement	7`8" x 10`7"

**Eat in Kitchen  
Bedroom**

**Basement  
Basement**

**8`9" x 10`6"  
10`1" x 10`8"**

**3pc Bathroom  
Laundry**  
Legal/Tax/Financial

**Basement  
Basement**

**5`11" x 5`10"  
10`2" x 11`3"**

Title:  
**Fee Simple**  
Legal Desc:

**8110226**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome home to this charming fully renovated bi-level residence boasting an incredible price point and an ILLEGAL SUITE with separate entrance for up/down revenue! With over 1500 square feet of total finished living space, this well-maintained property offers versatility and comfort. The main level features 2 bedrooms complemented by a full 4-piece bathroom, a generously sized living room, and a spacious brand new kitchen and dining area perfect for hosting gatherings or relaxing evenings at home. Lower Level(Illegal Suite) 2-bedroom revenue generator with the separate laundry and kitchen with addition of egress windows in all rooms with Storage space and a convenient 3-piece bathroom Exterior: Driveway: Long driveway can park upto 3 cars. Garage: Potential for adding a garage to suit your needs. Deck: Expansive 28 x 9 deck. Yard: Fenced yard for outdoor enjoyment and entertaining. Recent Upgrades(July 2024). NEW ROOF. NEW FLOORING throughout the house. NEW WINDOWS in the living room and in the basement. 2 NEW KITCHENS. BRAND NEW APPLIANCES(except the laundry in the basement). NEW POT LIGHTS AND LIGHTING FIXTURES. NEW DOORS. NEW PAINT. LANDSCAPING UPGRADED. Location Situated in close proximity to: Schools ,Parks, Playgrounds ,Essential amenities. This property presents an ideal opportunity for first-time homeowners or savvy investors seeking a promising venture. Don't miss out on this fantastic starter home or investment opportunity schedule your showing today!**

Inclusions:  
Property Listed By:

**N/A  
MaxWell Central**

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





