



THE
A-TEAM

**RE/MAX
FIRST**

20 BERNARD Way, Calgary T3K 2B9

MLS®#: **A2163878** Area: **Beddington Heights** Listing Date: **09/09/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **5,134 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,087**
 Low Sqft:
 Ttl Sqft: **1,087**

DOM

10
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Lawn,Level,Rectangular Lot**
 Park Feat: **Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Vinyl**
 Sewer: Ext Feat: **Playground** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`0" x 12`4"	Kitchen	Main	13`0" x 12`7"
Dining Room	Main	13`0" x 8`3"	Bedroom - Primary	Upper	11`10" x 12`6"
4pc Bathroom	Upper	8`9" x 5`0"	Bedroom	Upper	7`6" x 14`4"
Bedroom	Upper	9`5" x 10`11"	Family Room	Lower	11`7" x 15`3"
Flex Space	Lower	11`8" x 11`4"	3pc Bathroom	Lower	4`6" x 8`10"
Kitchen With Eating Area	Basement	12`2" x 8`2"	Furnace/Utility Room	Basement	8`5" x 10`2"
Den	Basement	11`8" x 12`7"	Den	Basement	10`3" x 9`9"

Title: **Fee Simple**
Zoning: **R-C1**
Legal Desc: **8110226**

Remarks

Pub Rmks: **Welcome to the well maintained 4-level split family home in the desirable community of Beddington Heights. Nested in a peaceful street, this charming house boasts over 1900 sqft of developed living space including 3 BEDROOMS and 2 FULL BATHROOMS, plus the illegal 2rd basement suite, perfect for any GROWING FAMILY or INVESTOR. As you step inside, you will be greeted by the bright living room completed with large windows to enjoy the sun shine and creating a cozy space LOUNGE and RELAX. The formal dining area seamless connects the living space with the spacious UPDATED kitchen offering well maintained appliances, beautiful maple cabinetry with ample storage space, NEW quartz counterspace to prepare your delicious dishes!! The side door beside the kitchen provides a convenient access to the tandem double parking pad. The upper floor holds 3 bedrooms, all are great in size and offers good closet spaces and large WINDOWS for abundance of natural light. The central 4pc bathroom has a tub/shower combo and single vanity with storage below. When stepping down to the WALK-UP basement with the separated entrance, you will find an excellent opportunity to rent the illegal suite to cover your mortgage. The basement has two dens & flexible rooms (NEEDING EGRESS WINDOWS to be two legal bedrooms) and plenty of living space, completed by a kitchen and another 3-PC bath. A backyard gives ample room for outdoor living and enjoying the sun. The owner has done many upgrades recently. New vinyl flooring, new paint throughout the house. New lightings and new window covering. Great location! WALKING distance to parks, schools, shopping centre and transportation. Quick access to downtown and highways. Perfect family home. A MUST SEE and A MUST OWN!! CALL TODAY to book your PRIVATE TOUR!!**

Inclusions: **N/A**
Property Listed By: **Homecare Realty Ltd.**

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







