

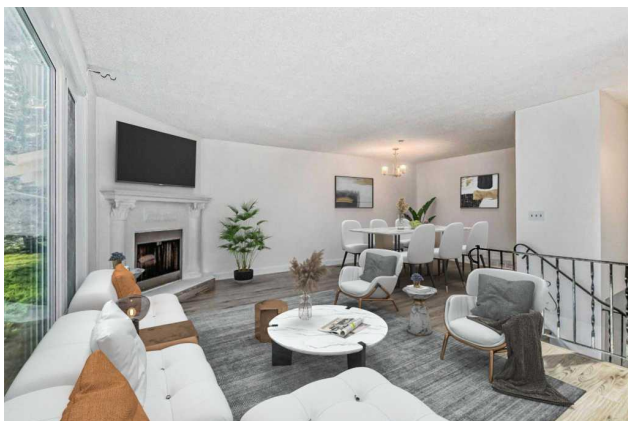


THE
A-TEAM

**RE/MAX
FIRST**

39 BERMUDA Drive, Calgary T3K 1H5

MLS®#: **A2171251** Area: **Beddington Heights** Listing Date: **10/08/24** List Price: **\$549,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 17-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **2,680 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,See Remarks**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **928**
 Low Sqft:
 Ttl Sqft: **928**

DOM

43
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding ,Concrete,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate,Vinyl Plank**
 Sewer: Ext Feat: **Balcony,Other,Private Entrance** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Oven,Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`8" x 8`5"	Dining Room	Main	11`9" x 11`2"
Living Room	Main	19`4" x 11`3"	Bedroom - Primary	Main	10`0" x 14`6"
Bedroom	Main	8`10" x 14`6"	Game Room	Lower	18`5" x 10`3"
Kitchen	Lower	10`11" x 10`6"	Bedroom	Lower	9`10" x 10`5"
Bedroom	Lower	9`9" x 11`9"	Laundry	Lower	8`5" x 6`1"
4pc Bathroom	Main		3pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7811536

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to 39 Bermuda Drive NW, a hidden gem in the heart of Beddington Heights, a well-established Northwest neighborhood that offers the perfect blend of convenience and community. Ideally located near schools, shopping, and essential amenities, this charming property features four bedrooms and a fully developed illegal basement suite—perfect for additional income or extended family living. Recent upgrades include a new garage roof, a high-efficiency furnace, new flooring, new lighting, as well as a fully renovated basement bathroom and kitchen! The "cherry" on top of the cake is that you have an ATTACHED 27 x 15.9 ft garage which is a very unique to this community and great for winter. Step inside to find spacious, light-filled living areas, complete with a cozy gas fireplace and a dedicated dining space ideal for family gatherings. The main floor offers two generously sized bedrooms, an updated 4-piece bathroom, and a modern kitchen equipped with stainless steel appliances. You have your own and separate washer and dryer in this space making it very convenient. Enjoy outdoor living with your private deck, perfect for soaking up Calgary's beautiful summer weather. The basement adds tremendous value with two additional bedrooms, a newly renovated kitchen, and a full bathroom, making it an ideal space for tenants or guests. The illegal basement suite has been updated with new windows, providing extra natural light and comfort. With a freshly painted interior, this lovely and affordable property is move-in ready, offering an illegal rentable basement suite for extra income. Don't miss out on this incredible opportunity—call your favorite Realtor today to schedule a showing before it's too late!**

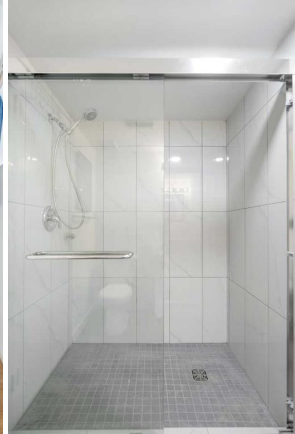
Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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





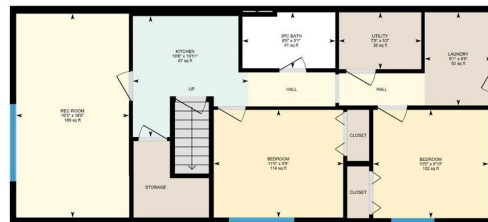






39 Bermuda Dr NW, Calgary, AB

Basement (Below Grade) Exterior Area 819.96 sq ft
Interior Area 752.07 sq ft
Estimated Area 43.00 sq ft



PREPARED: 2024/10/07



White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

39 Bermuda Dr NW, Calgary, AB

Main Floor Exterior Area 528.26 sq ft
Interior Area 558.16 sq ft



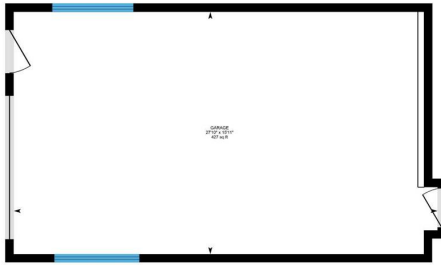
PREPARED: 2024/10/07



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39 Bermuda Dr NW, Calgary, AB

Attached Rear Garage Excluded Area 499.07 sq ft



0 3 6 ft

PREPARED: 2024/10/17

While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

