



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**63 BERNARD Place, Calgary T3K 2B8**

MLS® #: **A2175937** Area: **Beddington Heights** Listing Date: **10/29/24** List Price: **\$540,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary** Finished Floor Area  
 Year Built: **1981** Abv Sqft: **1,057**  
 Lot Information Low Sqft:  
 Lot Sz Ar: **4,725 sqft** Ttl Sqft: **1,057**  
 Lot Shape:

DOM

**85**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **1**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Landscaped**  
 Park Feat: **Alley Access,Off Street,Outside,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

Construction: **Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Microwave Hood Fan,Window Coverings**  
 Int Feat: **Built-in Features**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`6" x 6`7"	Living Room	Main	18`8" x 11`10"
Dining Room	Main	12`10" x 9`3"	Kitchen	Main	14`11" x 8`10"
Bedroom - Primary	Main	12`9" x 12`4"	2pc Ensuite bath	Main	7`5" x 4`2"
4pc Bathroom	Main	7`5" x 4`11"	Bedroom	Main	8`11" x 13`0"
Furnace/Utility Room	Basement	7`8" x 7`10"	Bedroom	Basement	7`11" x 11`7"
Flex Space	Basement	28`10" x 10`5"	3pc Bathroom	Basement	9`2" x 5`9"
Laundry	Basement	9`2" x 5`9"			

Title: **Fee Simple**  
Zoning: **R-CG**  
Legal Desc: **8011130**

Remarks

Pub Rmks: **Check out this charming bi-level detached house in the Beddington Heights subdivision. It features 2 bedrooms on the main floor, including a primary bedroom with a 2-piece ensuite bathroom, and a separate 4-piece bathroom. The large living room is perfect for family gatherings and entertaining. The kitchen offers ample storage and a breakfast bar, with a dining area conveniently located next to it. The unfinished basement includes a versatile bonus room that can serve as a recreational area or secondary living room, with endless possibilities. Outside, you'll find a deck that's ideal for outdoor barbecues, along with a small garden for those with a green thumb. The detached garage, accessible from the alley, provides space for additional cars, RVs, or boats. Don't miss out—schedule your showing today!**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

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

















