



**12 BERMUDA Court, Calgary T3K 1H3**

MLS®#: **A2178810** Area: **Beddington Heights** Listing Date: **11/13/24** List Price: **\$549,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **4,596 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,309**  
 Low Sqft:  
 Ttl Sqft: **1,309**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot,Front Yard,Lawn,Level**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated Garage,Insulated,Off Street**

Utilities and Features

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

Construction: **Composite Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 8`0"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>17`3" x 8`6"</b>	<b>Family Room</b>	<b>Main</b>	<b>15`7" x 11`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 10`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`11" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`11" x 4`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811536**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this exceptional 1309 square foot bungalow in Beddington Heights. This home has considerable upgrades with high-efficiency furnace, hot water tank, central air, hardy board siding over extra insulation on house and garage, newer asphalt shingles all done within the last 6 years. New windows up and down with oversize windows in the basement. This home has a large master bedroom with a full 4 piece ensuite, two more good sized bedrooms and another 4 piece bath. The kitchen cupboards, counter tops and backsplash are all updated and there is a nice brick wood burning fireplace in the family room. The basement is partly finished with the exterior walls framed and ready for drywall. There is insulation for the basement walls as well. There is a playground just off the fully fenced backyard as well as an oversized, heated and insulated garage. Located on a quite cul-de-sac, with easy access to schools, bus stop, shopping, airport, community center and many more amenities. This is a very nice home waiting for your viewing. Easy to show anytime.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Estate Professionals Inc.**

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









