



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 BERMUDA Way, Calgary T3K 1G8**

MLS®#: **A2179222** Area: **Beddington Heights** Listing Date: **11/14/24** List Price: **\$472,000**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Calgary**  
Year Built: **1979**  
Lot Information  
Lot Sz Ar: **2,927 sqft**  
Lot Shape:  
Access:  
Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Off Street**

Finished Floor Area  
Abv Sqft: **871**  
Low Sqft:  
Ttl Sqft: **871**

DOM  
**6**  
Layout  
Beds: **5 (2 3 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level,Side by Side**  
Parking  
Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**  
Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **See Remarks**  
Int Feat: **No Smoking Home,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 7`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 14`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`9" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 10`6"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 6`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 12`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 13`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 12`9"</b>	<b>Laundry</b>	<b>Basement</b>	<b>10`11" x 12`7"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`5" x 4`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811536**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **EXCEPTIONAL VALUE for this bi-level home in popular Beddington, complete with an illegal basement SUITE. Located on a nice, quiet street within WALKING distance to grocery stores, banks, restaurants, and more. The main floor is BRIGHT and CHEERY, with plenty of windows allowing natural light to flow through. The spacious kitchen includes an eating area, and there's a large living room. The main level also features a primary bedroom, another bedroom, and a full bathroom. The finished basement includes a SUITE (illegal) with a kitchen, full bathroom, and two bedrooms. The large backyard has room for a Garage. Close to schools, shopping, transit, and restaurants, with easy access to downtown. Don't miss out on this great opportunity!**

Inclusions: **Dryer, 2x Electric Stove, 2x Refrigerators, Washer, Dishwasher, 2x Hoodfans**

Property Listed By: **RE/MAX Real Estate (Central)**

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







14 Bermuda Way NW, Calgary, AB

Basement (Below Grade) Exterior Area 700.39 sq ft  
Interior Area 725.73 sq ft



PREPARED 2024/02/03



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