



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**143 BERMUDA Drive, Calgary T3K 1H6**

MLS®#: **A2183070** Area: **Beddington Heights** Listing Date: **12/10/24** List Price: **\$579,900**  
 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: **2,497 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,City Lot**  
 Park Feat: **Single Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,070**  
 Low Sqft:  
 Ttl Sqft: **1,070**

DOM

**11**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bi-Level,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Concrete,Stucco,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

| Room         | Level    | Dimensions    | Room              | Level    | Dimensions    |
|--------------|----------|---------------|-------------------|----------|---------------|
| Bedroom      | Main     | 8`4" x 11`3"  | Bedroom - Primary | Main     | 10`8" x 14`7" |
| Bedroom      | Main     | 10`8" x 8`8"  | 3pc Bathroom      | Main     | 5`0" x 8`8"   |
| Dining Room  | Main     | 10`3" x 8`4"  | Kitchen           | Main     | 9`1" x 8`2"   |
| Living Room  | Main     | 15`4" x 12`3" | Bedroom           | Basement | 12`6" x 10`4" |
| 3pc Bathroom | Basement | 4`11" x 10`4" | Kitchen           | Basement | 10`8" x 7`3"  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8010064**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this FULLY RENOVATED SPACIOUS (1070 SQFT) semi-detached home with an ILLEGAL-SUITE (one bedroom with SEPARATE LAUNDRY) close to schools and playgrounds! Perfect for young families or an AMAZING INVESTMENT opportunity. As you walk in you will be greeted by the LARGE FAMILY ROOM and TILED ELECTRIC FIREPLACE. The beautiful brand-new kitchen overlooks this space with a wine rack for all your special occasions. The upper floor contains a laundry room, 3 full bedrooms (ONE LARGE MASTER). Once you walk downstairs you will see the eye-catching black spindle railing, a separate entrance for the basement which leads you to the one-bedroom ILLEGAL BASMEMENT SUITE and spacious single garage which is INSULATED with a new garage door and motor. The garage can be utilized as a shop and has access for the the upstairs owner! The basement contains large new EGRESS windows in both the bedroom and kitchen. This home needs nothing! ALL interior doors, flooring, kitchens, bathrooms, exterior doors are BRAND NEW. The FURNACE AND HOT WATER TANK has just been replaced. Call your realtor for an amazing investment opportunity!!**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Real Estate (Mountain View)**

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









