

# \$689,000 - 103 Bernard Court Nw, Calgary

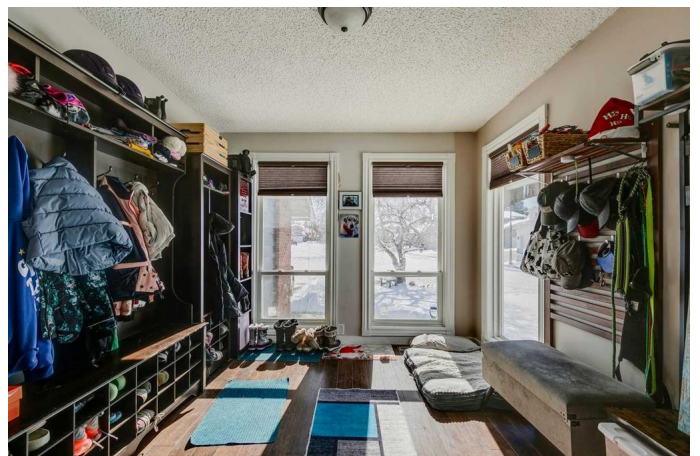
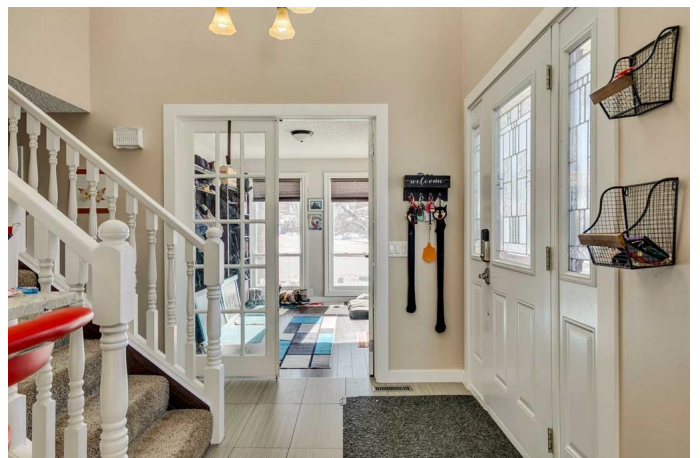
MLS® #A2112992

**\$689,000**

5 Bedroom, 3.00 Bathroom, 1,816 sqft  
Residential on 0.14 Acres

Beddington Heights, Calgary, Alberta

Open House Friday March 8, 5-7PM and Saturday March 9, 1-4PM. Updated 5 bedroom, 3 bath family home on a corner lot in Beddington Heights with over 2863 sq/ft of developed living space on three levels on a quiet cul-de-sac. The main level features a central kitchen with a newer sink/faucet, filtered water system, granite countertops and newer stainless steel appliances, main floor den off the front entrance which currently acts as a boot room, main floor laundry and a 3 piece bath. The living room has a vaulted ceiling with a skylight and a large family room that leads to the fully fenced yard with a large deck with a pergola and 4 zoned underground sprinklers. There is a formal dining room with built-in cupboards and buffet and a separate breakfast nook currently acting as a main floor den. The lower level is fully finished with 2 bedrooms, 1 is acting as a craft room with a non-conforming window, large rec room and a good sized storage room. Insulated Double attached garage with a built-in work bench/storage and a large driveway that could easily hold 4 additional vehicles. Newer windows and top-down/bottom up blinds throughout the main and upper levels. 50 year fiberglass shingles. Walking distance to local elementary schools and transit. There is a greenbelt/off lease dog park down the street from the cul-de-sac and mere steps to nearby parks and playgrounds. Easy access to Stoney and Deerfoot Trails.



Built in 1981

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2112992       |
| Price          | \$689,000      |
| Sold Price     | \$705,000      |
| Bedrooms       | 5              |
| Bathrooms      | 3.00           |
| Full Baths     | 3              |
| Square Footage | 1,816          |
| Acres          | 0.14           |
| Year Built     | 1981           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Sold           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 103 Bernard Court Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 2B3              |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Pantry, Skylight(s), Vinyl Windows                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                |
| Lot Description   | Back Lane, Corner Lot, Cul-De-Sac, Lawn, Irregular Lot, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Cedar, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 8th, 2024  |
| Date Sold      | March 20th, 2024 |
| Days on Market | 12               |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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