

\$509,900 - 71 Bermuda Place Nw, Calgary

MLS® #A2120528

\$509,900

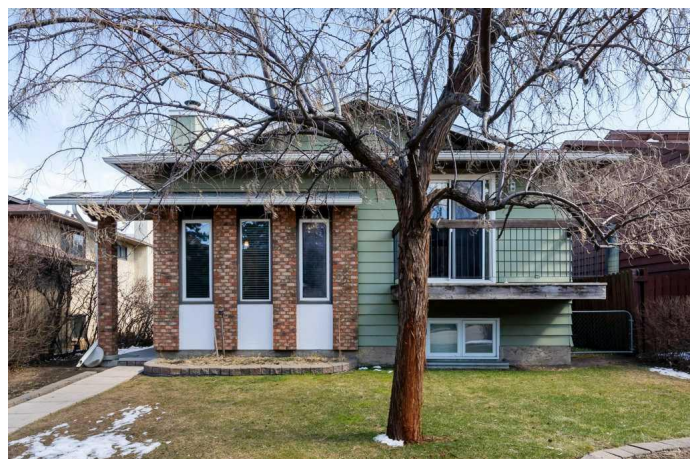
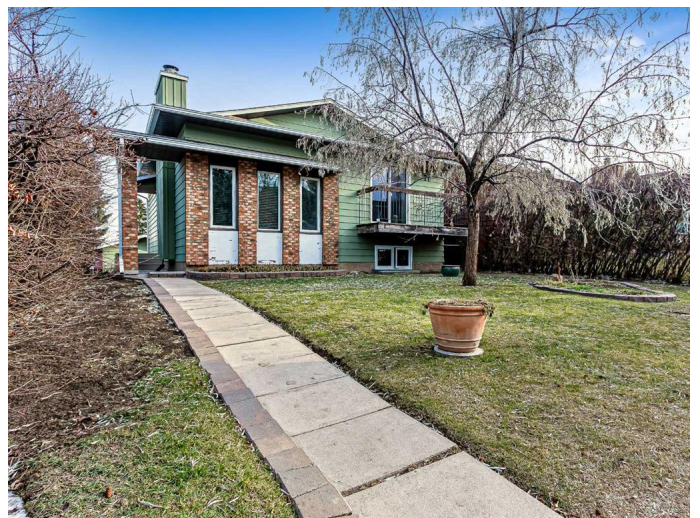
3 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

Welcome to your future home in the charming neighborhood of Beddington Heights, Calgary! Nestled in this cozy community lies a delightful 3-level split residence, awaiting your arrival and personal touch. Featuring a east and west-facing exposure you property will be bathed in sunlight all day & there is a single garage! Stepping inside, you're welcomed into the main level, where a warm and inviting living space awaits with a wood-burning fireplace. Large windows allow natural light to flood the room, with a small balcony out the front side of the home off the dining room. The open-concept layout seamlessly connects the living room to the dining area and kitchen, perfect for entertaining guests or enjoying quality family time.

Ascending a few stairs to the upper level, you'll find two spacious bedrooms, offering comfort and privacy for your family members. Each bedroom provides ample space and large windows, allowing for plenty of natural light to create a bright and airy ambiance. Primary bedroom features a 3-piece bathroom and a full wall of closet space. The main bathroom has had some stylish updated with a newer vanity, toilet and a freshly tiled bathtub shower combo. Venturing downstairs to the walkout basement, you discover a versatile space that offers endless possibilities. Here, you'll find an additional bedroom, ideal for guests, perfect for multigeneration family members or growing family. Adjacent to the bedroom is a convenient bathroom, adding functionality to



the lower level. But that's not all the walkout basement also features a cozy wet bar area, perfect for hosting gatherings or simply unwinding after a long day. Imagine sipping your favorite beverage while enjoying the tranquility of your private retreat. The home was approved in 2019 for a legal suit by the city of Calgary with the seller not moving forward, however, they do have all the drawings done for the basement to be re-applied for.

Outside, the backyard beckons with its peaceful atmosphere, offering a serene oasis for relaxation and outdoor activities. Whether you're enjoying a barbecue with friends or simply soaking up the sunshine, the outdoor space is sure to become a favorite spot for your family. A good-sized single garage is there for the winter months but needs a new garage door opener and is sold "as is". Other updates include many newer windows, metal soffit, high-efficiency furnaces 2017 hot water tank. Beyond the boundaries of your property, Beddington Heights offers a plethora of amenities and conveniences. With two elementary schools nearby, educational opportunities abound for young learners. Numerous green spaces provide ample opportunities for outdoor recreation and exploration, while easy access to shopping and amenities ensures that daily errands are a breeze. While this home may be older, its well-maintained condition and endless potential make it the perfect canvas for your personal touch. With a little imagination and creativity, you can transform this house into

Built in 1979

Essential Information

MLS® #	A2120528
Price	\$509,900
Sold Price	\$560,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	71 Bermuda Place Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1H4

Amenities

Parking Spaces	3
Parking	Alley Access, Garage Faces Rear, On Street, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Wet Bar, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Street Lighting,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 24th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.