

# \$448,000 - 48 Bermuda Road Nw, Calgary

MLS® #A2122269

**\$448,000**

3 Bedroom, 2.00 Bathroom, 1,068 sqft  
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Welcome to 48 Bermuda Road NW! This charming half duplex is nestled in a prime location close to parks and schools! Boasting three bedrooms and 1.5 bathrooms, this inviting residence offers comfort and convenience. Step inside to discover a spacious layout featuring a well-appointed kitchen, perfect for whipping up delicious dinners. The cozy living area provides an ideal space for relaxation and entertaining guests. Upstairs, you'll find three comfortable bedrooms, offering ample space for the whole family. The unfinished basement awaits your creative touch, ready to be transformed into your dream space. Whether you envision a home office, a cozy den, or a playroom for the kids, the possibilities are endless. With some imagination, this blank canvas can become a valuable extension of your living space, tailored to suit your lifestyle and needs. Outside, you'll appreciate the convenience of an oversized single detached garage, providing ample space for parking and storage. Enjoy the fenced backyard, providing a private oasis for outdoor gatherings or simply unwinding after a long day. With its desirable location near parks and schools, this delightful home presents an incredible opportunity to embrace a vibrant lifestyle in a thriving community. Don't miss out on making this your new home sweet home and schedule a private tour today!

Built in 1979



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2122269               |
| Price          | \$448,000              |
| Sold Price     | \$480,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,068                  |
| Acres          | 0.07                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 48 Bermuda Road Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K1G6             |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                         |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                                |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Full, Unfinished                                                                    |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Dog Run, Private Entrance, Private Yard |
|-------------------|-----------------------------------------|

|                 |                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Landscaped, Street Lighting, Pie Shaped Lot |
| Roof            | Asphalt Shingle                                                                                                   |
| Construction    | Mixed                                                                                                             |
| Foundation      | Poured Concrete                                                                                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2024 |
| Date Sold      | April 21st, 2024 |
| Days on Market | 10               |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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