

\$599,888 - 89 Bermuda Way Nw, Calgary

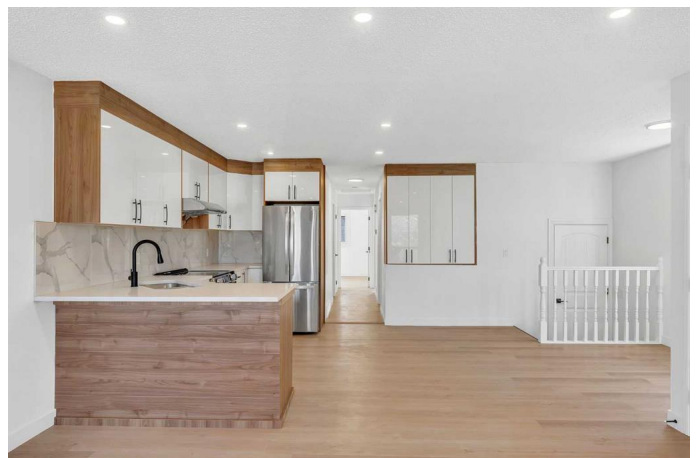
MLS® #A2130142

\$599,888

5 Bedroom, 2.00 Bathroom, 1,025 sqft
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

EXTENSIVELY RENOVATED | ILLEGAL 2 BEDROOM BASEMENT SUITE | OVER 1000 SF UPSTAIRS | Attention, prospective homeowners and investors alike, this charming semi-detached bungalow epitomizes both allure and practicality. Its timeless facade, showcasing a gently sloping roof, lays the foundation for cozy living. Upon entering, natural light fills the airy main floor, seamlessly connecting the living room, dining space, and kitchen in an open-concept layout. The kitchen is a chef's dream, featuring stainless steel appliances, sleek quartz countertops, and a generously sized island that serves as a focal point for both meal preparation and casual dining. On the main floor you've got three generous bedrooms, each offering tranquil retreats with abundant closet space and expansive windows framing serene vistas. The main-floor bathroom features contemporary fixtures and a rejuvenating atmosphere, catering effortlessly to daily routines. Transitioning to the basement, a fully finished illegal suite beckons, comprising two snug bedrooms, a well-appointed bathroom, and a comfortable living area. The addition of a kitchenette adds convenience and versatility, ideal for potential rental income. Rental incomes consist of \$2200 to \$2400 up and \$1400 to \$1600 down (approximate numbers). The property is vacant as of right now. Beyond the walls of your new home, Beddington NW awaits with its array of amenities just moments away. Enjoy the convenience of nearby



schools, shopping plazas, parks, and more, all contributing to the fantastic lifestyle this community offers. This home is minutes away from the bus stop. This semi-detached bungalow harmonizes comfort, practicality, and suburban allure, presenting an idyllic haven to call home. Reach out to your preferred Realtor today—opportunity awaits, but act swiftly as this gem is sure to find a new owner in no time. Check out the virtual tour!

Built in 1979

Essential Information

MLS® #	A2130142
Price	\$599,888
Sold Price	\$590,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	89 Bermuda Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1H1

Amenities

Parking Spaces	1
Parking	None

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Dog Run, Playground, Private Entrance, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 27th, 2024
Days on Market	19
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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