

\$449,900 - 17 Bernard Drive Nw, Calgary

MLS® #A2144320

\$449,900

3 Bedroom, 2.00 Bathroom, 1,086 sqft
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Back on market due to buyers financing got disapproved. Affordable, Location, functional! Updated, well priced half duplex house in a quiet street in Beddington Heights, walking distance to primary school and bus routes. On the first floor there is a spacious living room overlooking quiet tree front yard through big south east windows, separate and enclosed dining room and kitchen with new cabinets, . The second floor offers a huge master bedroom with his and her closet, two additional bedrooms, as well as a designated updated master bath. The basement is finished with living room, office and laundry room. Owner has made many updates: brand new furnace, painted walls 3 years ago, kitchen cabinets, second floor bathroom, roof replaced and interior laminate wood floors in 2014. Parking is in the back pad or off street in front. Good sized backyard - potential for a double garage. Walking distance to Beddington Heights Elementary School. Close to Sir. John A MacDonald (7-9) and John G. Diefenbaker High School (10-12) (IB program)

Built in 1981

Essential Information

MLS® #	A2144320
Price	\$449,900
Sold Price	\$434,000
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,086
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	17 Bernard Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K2B4

Amenities

Parking Spaces	2
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 26th, 2024
Days on Market	31
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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