

\$595,000 - 171 Bermuda Way Nw, Calgary

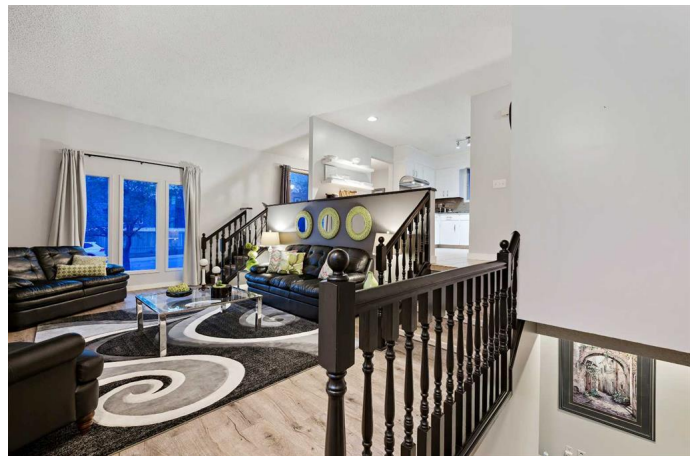
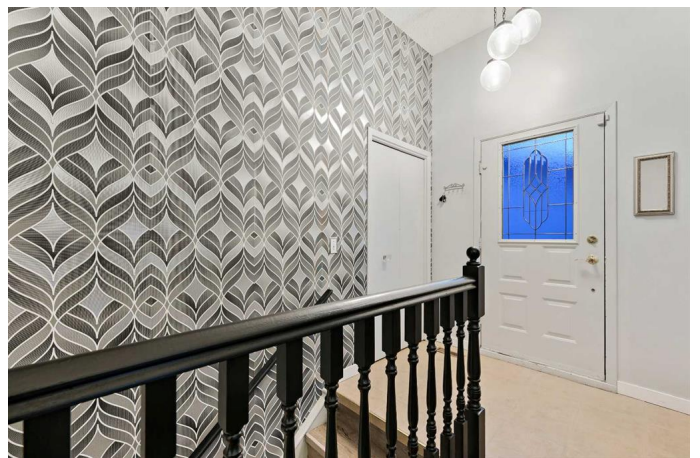
MLS® #A2144424

\$595,000

3 Bedroom, 3.00 Bathroom, 1,127 sqft
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

WELCOME to this 4 Level Split HOME that has 1674.68 Sq Ft of DEVELOPED Living Space, 3 Bedrooms, 3 Bathrooms, an OVERSIZED 23'6" X 23' 2" DOUBLE DETACHED GARAGE, a 24'9" X 15'4" DECK, a 12'0" X 6'0" PATIO, + a BALCONY, on a 4370 Sq Ft LOT in the Community of BEDDINGTON HEIGHTS!!! The CURB APPEAL starts w/TREES, BUSHES/HEDGES, + FLOWERS that guide you towards the front door. Entering into the BRIGHT Foyer you will see the 10'5" CEILING, Vinyl Plank Flooring, + the Living Room where there is NATURAL LIGHT coming in from the Large Window area. The BRICK WOOD-BURNING Fireplace gives WARMTH to this room for cuddling up on the couch to UNWIND after a long day, or for ENTERTAINING w/FAMILY or FRIENDS. Going up the stairs is the Dining Room area that INVITES Dinners around the table, which also has a Patio door leading out to the Balcony facing South for those moments sitting outside watching the Sunset in the sky. The Kitchen w/WHITE Cabinetry, Appliances, GRANITE SIL Sink, Countertops, + Glass Tiled Backsplash. There is a 4 pc Bathroom, a 2nd GOOD-SIZED Bedroom, + the Primary Bedroom that has a 3 pc EN-SUITE Bathroom incl/Standing Shower. The Lower level is the HUGE 25'8" X 15'4" RECREATION Room w/ELECTRIC Fireplace which is NESTLED beneath the main living spaces, giving this VERSATILE area a place



for LEISURE. Whether you kick back to watch Movies, Impromptu Game Nights, a Home Office or Gym; this is designed for ENJOYMENT. The Patio door allows access to the Backyard. The 3rd Bedroom (Partially Finished), the Laundry/Utility Room (Furnace April, 2021, H2O Tank January 2024 â€“ 40 gallon) for EXTRA STORAGE, + a 3 pc Bathroom. The Basement has a 19â€™ X 13â€™ STORAGE ROOM which is often overlooked however this is key to maintaining order, + maximizing efficiency in the household which is a solution to clutter-free living. The Backyard has a Lowered Deck w/COVERED PERGOLA for shade in the sunshine a Detached Garage, + an Upper Deck for outdoor GATHERINGS when Guests come over, BBQ, or LOUNGING while reading a book. You can ENJOY the QUIET while having a coffee in the morning. There is a Patio, + a gravel area. There is room for Children or Pets to play and even a Garden. The Roof was replaced in July 2023. This HOME is located in a FRIENDLY NEIGHBOURHOOD close to Schools, Parks, Shopping, Restaurants, + Amenities. The Beddington Heights Community Association provides Events, + Activities throughout the year. There are many pathways/Biking Trails at West Nose Creek Park just North of Beddington. Check out the Glacial Erratic Split Rock on the western end of the park. There is a paved urban pathway in a grassland area, the loop parallels Deerfoot Tr on the East side w/Beddington Tr on the Southwest. There are a lot of flora, wildflowers, as well as deer. There are also some unpaved trails w/Lovely bridges to explore on the south side of park. ENJOY the FRESH AIR, + EASY Commute as Deerfoot Trail is minutes away, + Transit to Downtown Calgary. BOOK your Viewing TODAY!!!

Built in 1979

Essential Information

MLS® #	A2144424
Price	\$595,000
Sold Price	\$577,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,127
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	171 Bermuda Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1H2

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Unpaved

Interior

Interior Features	Storage, Sump Pump(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Decorative, Electric, Living Room, Mantle, Raised Hearth, Wood Burning
Has Basement	Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Balcony, Courtyard, Private Entrance, Private Yard, Rain Gutters
Lot Description Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Gazebo, Front
 Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting
Roof Asphalt Shingle
Construction Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed July 12th, 2024
Date Sold July 26th, 2024
Days on Market 14
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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