

# **\$519,900 - 36 Bernard Way Nw, Calgary**

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MLS® #A2153238

**\$519,900**

3 Bedroom, 3.00 Bathroom, 1,274 sqft  
Residential on 0.16 Acres

Beddington Heights, Calgary, Alberta

Welcome to your dream home on a quiet street in the heart of Beddington! This well-kept gem is ready for you to move in and start making memories.

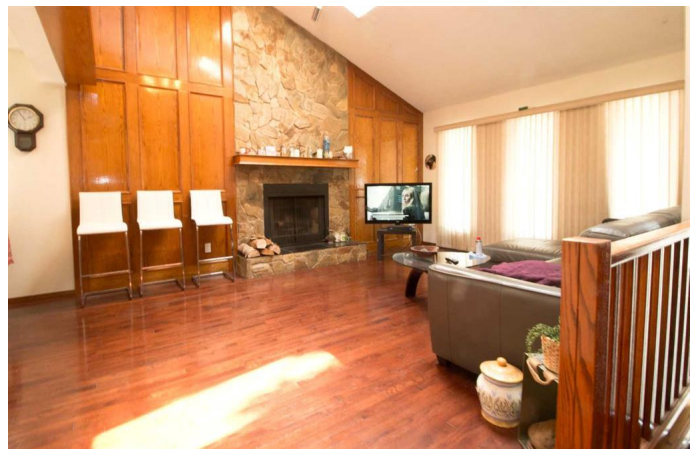
Step inside and you'll be greeted by a spacious living room with soaring 14-foot ceilings. There's a warm, cozy wood-burning fireplace perfect for those chilly days, and a skylight that floods the space with natural light. Just off the living room is a dining room that's just right for family gatherings.

Head to the back of the house, and you'll find the kitchen with a newer fridge and stove. There's also a cozy nook that's perfect for quick meals.

Upstairs, there are two good-sized bedrooms with a balcony out front. The main bathroom is conveniently located just down the hall. The primary bedroom is at the back of the house and comes with its own 4-piece ensuite and your private balcony for your convenience.

Just a few steps from the kitchen, there's a versatile family room that could easily be used as an office. You'll also find a half bath and laundry area on this level.

The lot is huge, measuring 151 feet deep by 49 feet wide, with mature trees and an open backyard. There's a deck right off the kitchen, perfect for outdoor entertaining. Plus, you'll



never have to scrape ice off your car again  
with the double front attached garage.

This well-priced home won't last long, so  
schedule a viewing today!

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2153238      |
| Price          | \$519,900     |
| Sold Price     | \$540,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,274         |
| Acres          | 0.16          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 36 Bernard Way Nw  |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 2E9            |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Parking Pad |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Chandelier, High Ceilings, Natural Woodwork                        |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |

|                 |                                  |
|-----------------|----------------------------------|
| Heating         | Forced Air, Natural Gas          |
| Cooling         | None                             |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Family Room, Stone, Wood Burning |
| Has Basement    | Yes                              |
| Basement        | Partial, Unfinished              |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                    |
| Lot Description   | Back Yard, City Lot, Lawn, Low Maintenance Landscape, Gentle Sloping, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                          |
| Construction      | Concrete, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | July 27th, 2024  |
| Date Sold      | August 7th, 2024 |
| Days on Market | 10               |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Sather Real Estate Pro Brokers Ltd. |
|----------------|-------------------------------------|

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