

48 Bermuda Drive NW
Calgary, Alberta

MLS # A2158742



\$479,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,110 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Sauna

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: None

This property is situated in a prime location and includes a double detached garage, three bedrooms, one and a half bathrooms, and a finished basement. Nestled in the tranquil and friendly neighborhood of Beddington Heights, the home features a thoughtfully designed layout enhanced by numerous desirable attributes. Upon entering, one is welcomed by a spacious and inviting living area, perfect for relaxation and social gatherings, which is illuminated by a large window and seamlessly transitions into the dining space. The oak kitchen is well-appointed and adjoins a half bath and a mudroom that provides access to a substantial deck overlooking the backyard and the two-car garage. The upper level consists of a sizable master bedroom with ample closet space, two additional bedrooms, and a full bathroom. The finished basement includes a large family or recreation room and an indoor sauna, while the property is designed for easy maintenance landscaping. It is conveniently located near schools, public transportation, shopping, and various amenities.

*UPGRADE-Replace NEW ROOF recently *