

**39 Bermuda Drive  
Calgary, Alberta**

**MLS # A2278489**



# \$524,900

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** None

Welcome to 39 Bermuda Drive NW, a hidden gem in the heart of Beddington Heights, a well-established Northwest neighborhood that offers the perfect blend of convenience and community. Ideally located near schools, shopping, and essential amenities, this charming property features four bedrooms and a fully developed illegal basement suite—perfect for additional income or extended family living. Recent upgrades include a new garage roof, a high-efficiency furnace, new flooring, new lighting, as well as a fully renovated basement bathroom and kitchen! The "cherry" on top of the cake is that you have an ATTACHED 27 x 15.9 ft garage which is a very unique to this community and great for winter. Step inside to find spacious, light-filled living areas, complete with a cozy gas fireplace and a dedicated dining space ideal for family gatherings. The main floor offers two generously sized bedrooms, an updated 4-piece bathroom, and a modern kitchen equipped with stainless steel appliances. You have your own and separate washer and dryer in this space making it very convenient. Enjoy outdoor living with your private deck, perfect for soaking up Calgary's beautiful summer weather. The basement adds tremendous value with two additional bedrooms, a newly renovated kitchen, and a full bathroom, making it an ideal space for tenants or guests. The illegal basement suite has been updated with new windows, providing extra natural light and comfort. With a freshly painted interior, this lovely and affordable property is move-in ready, offering an illegal rentable basement suite for extra income. Don't miss out on this incredible opportunity—call your favorite Realtor today to schedule a showing today!