

20 Bernard Way NW
Calgary, Alberta

MLS # A2282099



\$539,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,087 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s)		

Inclusions: None

NEW ROOF AND SIDING. Welcome to the well maintained 4-level split family home in the desirable community of Beddington Heights. Nested in a peaceful street, this charming house boasts over 1900 sqft of developed living space including 3 BEDROOMS and 2 FULL BATHROOMS, plus the illegal basement suite, ideal for any GROWING FAMILY or INVESTOR. As you step inside, you will be greeted by the bright living room completed with large windows to enjoy the sun shine and creating a cozy space LOUNGE and RELAX. The formal dinning area seamless connects the living space with the spacious kitchen offering well maintained appliances, beautiful maple cabinetry with ample storage space, NEW quartz countspace (2024) to prepare your delicious dishes!! The side door beside the kitchen provides a convenient access to the tandem double parking pad. The upper floor holds 3 bedrooms, all are great in size and offers good closet spaces and large windows for abundance of natural light. The central 4pc bathroom has a tub/shower combo and single vanity with storage below. When stepping down to the WALK-UP basement with the separated entrance, you will find an excellent opportunity to rent the illegal suite to cover your mortgage. The basement has two dens & flexible rooms (EGRESS WINDOWS are required to be considered two legal bedrooms) and plenty of living space, completed by a kitchen and another 3-PC bath. A backyard gives ample room for outdoor living and enjoying the sun. This house offers numerous recent upgrades including new vinyl flooring (2024), new paint throughout (2024), new lightings fixtures and new window coverings (2024). Great location! WALKING distance to parks, schools, shopping centre and transportation. Quick access to downtown and highways. Perfect family home. A MUST SEE and A MUST OWN!!

CALL TODAY to book your PRIVATE TOUR!!