

# **\$375,000 - 26 Bernard Drive Nw, Calgary**

MLS® #A2214120

**\$375,000**

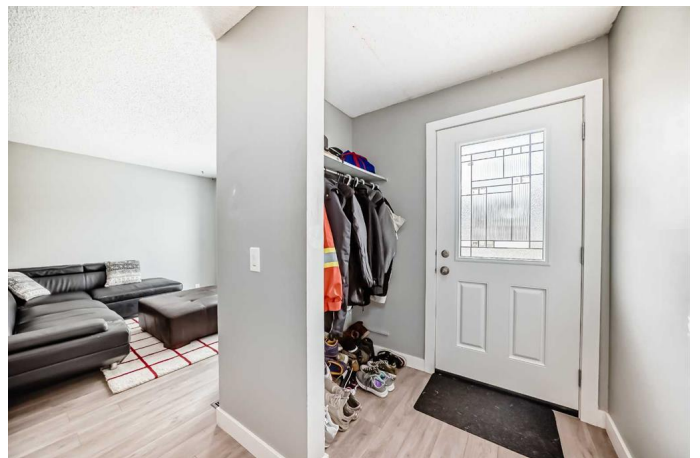
3 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

**NEW PRICE!** Welcome to this bright and spacious 'end unit' Townhome located on a quiet street in Beddington Heights! Upon entrance you will immediately notice the spacious Dining/Living room space with new vinyl plank flooring accented with new baseboards. This space flows seamlessly into the large and open kitchen with breakfast nook and back entry leading to your private fenced yard. Beyond your fenced yard is green space with large fir trees for a sense of tranquility and quiet. A half bath completes this level. Upstairs boasts a large primary bedroom with a 4 piece 'cheater' ensuite, and 2 other bedrooms. The fully developed basement has a huge family room, a flex room, another 4 piece bathroom, laundry and storage. Recent upgrades include: new vinyl plank flooring, baseboards & paint, new kitchen counters & sink, newer SS appliances, newer hot water tank and some new light fixtures. Tons of room for parking as the unit comes with 1 assigned parking stall, has street parking as well as visitor parking in the complex. Perfect for first time buyer, or to use as an investment property! Close to schools, shopping, parks and playgrounds, this property is also easily accessible to public transit with a bus stop close by. Conveniently located with quick access to major roadways including Deerfoot Trail, 14 Street and Country Hills Blvd. Book your private viewing today!

Built in 1981



## Essential Information

MLS® #	A2214120
Price	\$375,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,354
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	26 Bernard Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2K3

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall, On Street

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	53
Zoning	M-C1

### **Listing Details**

Listing Office	Purpose Realty
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