

# \$579,500 - 55 Bernard Place Nw, Calgary

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MLS® #A2244090

## \$579,500

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

Nicely upgrade 4 level split family home, 3rd level walk out to the yard and great Potential for basement suite. 5 bedrooms, 3 baths, on a quiet close in desirable Beddington Heights.

Just before listing, the whole house was upgraded from the foyer right down to the third level. The last level is partially developed.

Upgrades induce, new painting, new vinyl flooring, tiles and carpet (in the bedrooms).

The kitchen was also renovated with new cabinets, quartz countertop, backsplash and nice tile flooring. The kitchen appliances are all newly installed including, stainless steel fridge, range, and over the range microwave and dishwasher. The baths and vanities are all new, as well as very modern light fixtures throughout the house. total of about \$60,000.00 in renovations and upgrades. The roof and windows were replaced under 7 years ago. The property comes with a double detached garage. Come and see for yourself. You will not be disappointed.



Built in 1981

## Essential Information

MLS® #	A2244090
Price	\$579,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,082

Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	55 Bernard Place Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2B8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance, French Door, Granite Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 3rd, 2025
Days on Market	51

Zoning

R-CG

## Listing Details

Listing Office

RE/MAX iRealty Innovations



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