

# \$520,000 - 63 Bernard Place Nw, Calgary

MLS® #A2195453

## \$520,000

3 Bedroom, 3.00 Bathroom, 1,058 sqft  
Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

Check out this charming bi-level detached house in the Beddington Heights subdivision. It features 2 bedrooms on the main floor, including a primary bedroom with a 2-piece ensuite bathroom, and a separate 4-piece bathroom. The large living room is perfect for family gatherings and entertaining. The kitchen offers ample storage and a breakfast bar, with a dining area conveniently located next to it. The unfinished basement includes a versatile bonus room that can serve as a recreational area or secondary living room, with endless possibilities.

Outside, you'll find a deck that's ideal for outdoor barbecues, along with a small garden for those with a green thumb. The detached garage, accessible from the alley, provides space for additional cars, RVs, or boats. Don't miss out—schedule your showing today!

Built in 1981

## Essential Information

MLS® #	A2195453
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,058
Acres	0.11



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	63 Bernard Place Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2B8

### **Amenities**

Parking Spaces	1
Parking	Off Street, Outside, Single Garage Detached, Alley Access
# of Garages	2

### **Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Oven, Electric Range, Microwave Hood Fan, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 18th, 2025

Days on Market 41

Zoning R-CG

## **Listing Details**

Listing Office URBAN-REALTY.ca

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