



## 20 Bernard Way Calgary Alberta

\$559,900

Welcome to the well maintained 4-level split family home in the desirable community of Beddington Heights. Nestled 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 2rd basement suite, perfect 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 UPDATED kitchen offering well maintained appliances, beautiful maple cabinetry with ample storage space, NEW quartz counterspace 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 (NEEDING EGRESS WINDOWS to be 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. The owner has done many upgrades recently. New vinyl flooring, new paint throughout the house. New lightings and new window covering. 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!! (id:6769)

Other 12.17 Ft x 8.17 Ft  
 Furnace 8.42 Ft x 10.17 Ft  
 Den 11.67 Ft x 12.58 Ft  
 Den 10.25 Ft x 9.75 Ft  
 Family room 11.58 Ft x 15.25 Ft  
 Other 11.67 Ft x 11.33 Ft

Living room 17.00 Ft x 12.33 Ft  
 Kitchen 13.00 Ft x 12.58 Ft  
 Dining room 13.00 Ft x 8.25 Ft  
 Primary Bedroom 11.83 Ft x 12.50 Ft  
 4pc Bathroom 8.75 Ft x 5.00 Ft  
 Bedroom 7.50 Ft x 14.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.



See

Mirror

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3pc Bathroom 4.50 Ft x 8.83 Ft

Bedroom 9.42 Ft x 10.92 Ft