



# 99 Bernard Drive Calgary Alberta

\$638,000

Side Entrance | One-bedroom basement suite (illegal) | 2023 Hot Water Tank| Large windows on all sides | Natural Light | Large Fully Fenced Backyard. Rare opportunity to own this two-storey single-family home with a separate entrance in ready-to-rent condition. The main floor boasts its semi-open floor plan, which utilizes the natural light from large windows around the house. South-facing family room with large framed windows and patio doors opens to a 15'x10' covered deck for family fun, rain and shine. A fully fenced backyard with a fire pit is ideal for hosting a summer party. A powder room and a laundry space are conveniently located on the main floor. Bedrooms are privately tucked away on the upper floor with a 4pc Bathroom. The non-conforming basement suite features a good-sized large window bedroom and an independent kitchen with brand-new stainless steel appliances. In addition to the second laundry hood up in the basement. Book your showing today! (id:6769)

- Furnace 9.42 Ft x 9.17 Ft
- Kitchen 8.08 Ft x 9.75 Ft
- Exercise room 12.25 Ft x 14.50 Ft
- Bedroom 11.75 Ft x 11.50 Ft
- 3pc Bathroom 7.67 Ft x 5.00 Ft
- Other 3.75 Ft x 6.08 Ft
- Living room 14.08 Ft x 13.08 Ft
- Laundry room 5.25 Ft x 2.75 Ft

- 2pc Bathroom 5.00 Ft x 4.83 Ft
- Family room 11.75 Ft x 13.67 Ft
- Kitchen 12.33 Ft x 6.25 Ft
- Dining room 7.83 Ft x 11.83 Ft
- Primary Bedroom 14.33 Ft x 11.92 Ft
- 4pc Bathroom 7.92 Ft x 6.75 Ft
- Bedroom 10.75 Ft x 10.33 Ft
- Bedroom 7.83 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

<https://yycfollowme.ca/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net