



# 335 Bernard Mews Calgary Alberta

\$499,000

Wow, Fantastic price for this 4 level split single family home. Come view !! Nestled into a very quiet street, this home is ready for a new owner. 1243 sq. ft. of living space, including the 3rd level. The basements lower level for furnace, hot water tank, washer, dryer and 2 smaller rooms, plus storage, gives more square footage. This is an ideal home for the person down sizing or for the young couple growing their family. Just one house over you are at an off leash, huge green park area for taking your walks, walking your dog, or the little ones to enjoy. The private fenced back yard is waiting for a family to entertain in. This good sized yard is looking for an owner with a green thumb to plant a garden, some beautiful flowers - the space is there. There is a concrete parking pad at the front of the home. The singles/roof was done in 2020. Only 4 years ago. The city has confirmed - yes, a garage is possible to be built, with permit etc. In the same mews you will notice another home with the side drive with garage in the back. Owner can give information to check with the city. Going in to the house, you have a nice sized kitchen with newer counter tops, room for your family table and plenty of kitchen cabinets. Newer white appliances, Bosch extra quiet dishwasher, LG 2 door fridge with freezer at the bottom, Wirlpool stove, flat top with 4 burners plus warming burner. Beside the kitchen there is a cozy family room. The current owner has upgraded flooring, paint, light fixtures, window blinds etc. throughout the home over the years. She has enjoyed her home for a few decades, but it is now time for her to downsize. The upper level has two bedrooms, a linen closet and a 4 piece. bath. From the kitchen you can also go down stairs to the family room. This room has a beautiful red brick, wood burning fireplace, a bar area, a family room , a hobby room and a 3 pi...

Primary Bedroom 12.00 Ft x 13.25 Ft  
 Bedroom 10.08 Ft x 10.50 Ft  
 Other 8.00 Ft x 12.08 Ft  
 Storage 16.00 Ft x 16.42 Ft  
 Family room 10.50 Ft x 12.75 Ft  
 Office 7.00 Ft x 11.50 Ft

3pc Bathroom 5.42 Ft x 6.00 Ft  
 Foyer 5.00 Ft x 5.00 Ft  
 Kitchen 9.33 Ft x 11.00 Ft  
 Dining room 8.50 Ft x 14.00 Ft  
 Living room 12.00 Ft x 12.00 Ft  
 4pc Bathroom 5.00 Ft x 9.42 Ft

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

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