



## 63 Bernard Place Calgary Alberta

\$540,000

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! (id:6769)

Furnace 7.67 Ft x 7.83 Ft

Bedroom 7.92 Ft x 11.58 Ft

Other 28.83 Ft x 10.42 Ft

3pc Bathroom 9.17 Ft x 5.75 Ft

Laundry room 9.17 Ft x 5.75 Ft

Other 8.50 Ft x 6.58 Ft

Living room 18.67 Ft x 11.83 Ft

Dining room 12.83 Ft x 9.25 Ft

Kitchen 14.92 Ft x 8.83 Ft

Primary Bedroom 12.75 Ft x 12.33 Ft

2pc Bathroom 7.42 Ft x 4.17 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 8.92 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

<http://www.sherazanwar.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)