



107 Bermuda Close Calgary Alberta

\$519,900

Room to live, room to work and a backyard made for summer nights. This 4 level split on a quiet close in Beddington offers 3 generous bedrooms, 3 full bathrooms, a private office with its own separate entrance and a large, flat, south-facing backyard. Updates include all floors replaced, a fully renovated kitchen, a high-efficiency furnace, roof (2021), hot water tank (2023), washer (2025), back fence (2025) and newer toilets. Step into the sunken front entry, where light-coloured hardwood flows through the L-shaped living and dining room, which has built-in cabinets and plenty of space to host friends and family. The renovated kitchen is the heart of the home, with glossy soft-close cupboards and drawers that are easy to clean, wide bottom drawers for pots and pans, a built-in pantry and spice cupboard, a cooktop with wall oven, a French-door fridge with double freezer drawers, ice maker and filtered water, and a Bosch dishwasher. Pull up a stool at the sit-up bar for morning coffee or a quick bite. Upstairs you will find 3 generous bedrooms and 2 full bathrooms. The primary bedroom offers a built-in IKEA Pax wardrobe and a full ensuite with a shower, while the main bathroom features a full tub and a large linen closet. On the 3rd level, large windows pour natural light into the space all day long, and the wood-burning fireplace with a natural stone mantle and gas log lighter makes this the perfect spot to unwind on a cold Calgary evening. This level is also home to the large private office with a built-in wrap-around desk and storage. With its own separate entrance, this space is perfect for a private office, home studio or salon. Run your business from home without ever inviting clients into your living space, as customers can come and go without entering the main part of the home. Please confirm your intended business use with the City of Calgary. A full bathroom ...

3pc Bathroom 6.75 Ft x 7.42 Ft

4pc Bathroom 8.33 Ft x 7.42 Ft

Bedroom 11.83 Ft x 9.67 Ft

Bedroom 11.92 Ft x 9.25 Ft

Primary Bedroom 15.67 Ft x 11.50 Ft

Recreational, Games room 14.67 Ft x 22.67 Ft

Furnace 9.42 Ft x 11.92 Ft

3pc Bathroom 12.42 Ft x 6.25 Ft

Office 11.75 Ft x 12.00 Ft

Recreational, Games room 14.58 Ft x 19.50 Ft

Dining room 12.42 Ft x 9.08 Ft

Kitchen 12.00 Ft x 14.17 Ft

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Listing Presented By:



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Storage 9.08 Ft x 10.67 Ft

Living room 13.08 Ft x 21.50 Ft