



## 40 Bernard Way Calgary Alberta

\$499,900

Incredible value in Beddington. This home has major cost upgrades including updated Furnace, TANKLESS Hot Water Heating, Updated Vinyl Windows and Updated Shingle Roof. This 2 storey home comes complete with an attached garage, 4 Bedrooms and 4 bathrooms. The main floor has a spacious living room with a wood fireplace, dining room and a massive kitchen. The upper floor has 3 bedrooms with the master bedroom holstering a walk in closet and ensuite bathroom. Located on a quiet, low traffic road. This home requires some TLC including updated flooring upstairs and bathroom renovations but this provides the opportunity to renovate to the buyers choosing. Dont miss the opportunity to own a 2 storey single family home for a great price! (id:6769)

Living room 12.83 Ft x 15.17 Ft

4pc Bathroom Measurements not available

Bedroom 11.00 Ft x 11.50 Ft

Furnace 10.67 Ft x 11.58 Ft

Living room 14.17 Ft x 13.75 Ft

Kitchen 11.83 Ft x 11.83 Ft

Dining room 8.50 Ft x 11.83 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 16.00 Ft x 14.25 Ft

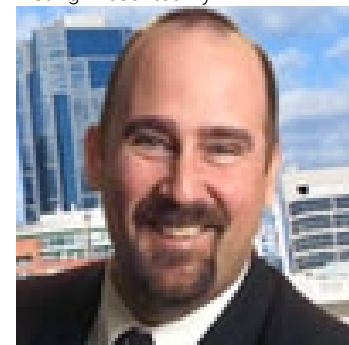
Other 8.58 Ft x 4.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 9.75 Ft x 11.83 Ft

Bedroom 9.75 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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