



48 Bernard Way Calgary Alberta

\$650,000

Major exterior upgrades already completed in this spacious Beddington two storey split. With new shingles in 2025, mostly new windows, and brand new siding, fascia, eaves and gutters completed in 2026, much of the heavy lifting has already been done! Inside, the home offers a functional and comfortable layout with generous living spaces including a living room, family room, dining area, den, and convenient main floor laundry. The kitchen connects easily with the surrounding living areas, creating a natural flow for everyday living and entertaining. Upstairs you will find three well sized bedrooms, including a primary suite with its own ensuite bathroom featuring in floor heating for added comfort! The basement is partially developed, offering additional flexible space with room to expand or customize and loads of storage. The double attached garage, welcoming front deck, massive rear deck, and a large mature yard are perfect for enjoying Calgary's warmer months. Homes with this amount of exterior work already completed are becoming increasingly rare in this price range! (id:6769)

- 3pc Bathroom 5.25 Ft x 12.42 Ft
- 4pc Bathroom 5.25 Ft x 8.25 Ft
- Bedroom 8.17 Ft x 13.92 Ft
- Bedroom 8.17 Ft x 10.50 Ft
- Primary Bedroom 11.17 Ft x 15.42 Ft
- Recreational, Games room 16.50 Ft x 31.92 Ft

- Furnace 8.25 Ft x 7.67 Ft
- 2pc Bathroom 7.75 Ft x 4.92 Ft
- Bedroom 10.50 Ft x 12.00 Ft
- Family room 16.92 Ft x 15.25 Ft
- Kitchen 18.50 Ft x 11.17 Ft
- Living room 18.50 Ft x 26.25 Ft

Listing Presented By:



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