

**139 Bermuda Drive NW**  
**Calgary, Alberta**

**MLS # A2297613**



**\$449,990**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,203 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

Welcome to this duplex located on Bermuda Drive. This 3-bedroom, 1.5-bathroom home offers a functional layout with vinyl plank flooring throughout the main and upper levels, creating a warm and inviting living space. New roof installed recently. The home also features a generously sized yard, perfect for outdoor enjoyment or future landscaping potential, with ample street parking available for residents and guests. Ideally situated in a convenient and family-friendly neighborhood, the home is just minutes from several schools, including Prince of Wales School, St. Philip School, and Ian Bazalgette School, making it an excellent choice for families. Daily amenities are close at hand, with grocery options such as No Frills and Real Canadian Superstore just a short 5&ndash;8 minute drive away. Currently tenant-occupied with a long-term lease in place, this property offers stable and reliable rental income. \*\*\*\*A RARE opportunity for investors, this property is part of a full duplex with separate titles, and the neighboring unit is also available for sale, allowing you to acquire both sides for maximum flexibility, rental income, and future appreciation.\*\*\*\*