

**47 Bermuda Way NW**  
**Calgary, Alberta**

**MLS # A2304443**



**\$539,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** None

Welcome to this exceptional 4-bedroom, 2-bath home featuring a FULLY RENOVATED main floor, nestled in the established community of Beddington Heights. As you step inside, the main floor welcomes you with a spacious living room filled with abundant natural light and access to your private balcony—ideal for relaxing. The kitchen offers ample cabinetry and brand-new appliances. The primary bedroom on the main floor is both spacious and bright, featuring a walk-in closet. An additional well-sized bedroom and a 4-piece main bathroom complete the functionality of this level. The fully finished basement offers a kitchenette, two additional bedrooms, and another full bathroom—offering excellent flexibility with future legal suite potential. Numerous upgrades have been completed over the years, including a NEW hot water tank (2019), NEW dryer (2022), and NEW washer (2024). The fully fenced backyard provides an ideal space for outdoor gatherings and leisure. Located in a highly desirable area with convenient access to schools, shopping, and public transportation. Book your private showing today!