

19 Bernard Drive NW
Calgary, Alberta

MLS # A2304566



\$429,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,232 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters		

Inclusions: N/A

Located in the established NW community of Beddington Heights, this semi-detached home offers incredible potential for first-time buyers, investors, or anyone looking to add their own personal touch in a well-connected neighbourhood. Enjoy being minutes from Nose Creek Parkway, the Beddington off-leash dog park, nearby playgrounds, schools, shopping, restaurants, transit, and major roadways including Deerfoot Trail, Beddington Trail, and Centre Street. Offering over three developed levels, this 3-bedroom, 1.5-bath home features a functional layout, detached garage, finished basement, and backyard space with a large deck. The main floor features a bright living area centered around a rare wood-burning fireplace with gas assist, creating a warm and inviting space. The kitchen includes updated flooring, refreshed wrapped cabinetry, updated laminate countertops, a farmhouse sink, and functional appliances in good working condition. The home was painted and updated with new flooring approximately four years ago, and a new hot water tank was installed in 2023. Upstairs you’ll find three bedrooms and a full bathroom, while the finished basement provides additional living space ideal for a family room, flex area, home office, or gym. Additional updates include newer washer and dryer purchased in January 2026. This home is move-in ready while also offering an excellent opportunity for future cosmetic updates and added value. Whether you’re looking for your first home, an investment property, or a renovation opportunity in a desirable NW location, this property offers outstanding potential at an attractive price point.