

35 Bermuda Drive NW
Calgary, Alberta

MLS # A2315779



\$499,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,018 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Tankless Hot Water		

Inclusions: Basement Refrigerator, Electric Cooktop, Washer, Dryer

Welcome to 35 Bermuda Drive NW, a newly-updated Bi-Level half duplex with an illegal basement suite offering 3+2 Bedrooms, 2 Full Baths, and over 1,800 sq.ft. of total developed living space. This property is ideal for first-time buyers, investors, or families looking for additional living space. It is within walking distance to schools and shopping centers in an established Northwest community. Recent notable updates include Brand New Vinyl Plank flooring throughout (May 2026), Newer Roof and Vinyl Siding (North-side) (Oct 2025), Newer stainless steel Refrigerator (July 2025), Newer Interior Paints throughout (2023), Newer Sod and Stone Steps (in the backyard) (August 2023), Newer Kitchen Cabinets, and Newer Bathrooms. The main level features a bright and functional open-concept layout with Vinyl Plank flooring throughout. The southeast-facing Living room is bathed in natural sunlight and opens onto a private Balcony through patio doors, creating a comfortable space for relaxing or entertaining. The spacious Dining Room flows naturally into the Kitchen, which features granite countertops, stainless steel appliances, and ample cabinetry. Three well-sized Bedrooms, a 4-piece Bath, and a new upper Laundry complete this level. The illegal basement suite offers great additional flexibility with a well-proportioned Recreation Room, newer Kitchen with cabinetry completed in June 2023, 2 Bedrooms, a 4-piece Bath, and its own Laundry area. Additional features include a newer tankless hot water system and separate laundry for both levels. Outside, enjoy a generous fully fenced backyard with updated sod, stone steps, backlane access and space for outdoor enjoyment. Located in the established community of Beddington Heights, this home offers convenient access to schools, parks, playgrounds, shopping, transit, and major routes including Beddington Trail, Centre

Street, Deerfoot Trail, and Stoney Trail. Whether you are looking for a flexible living arrangement, additional space for extended family, or a well-updated home in a mature NW community, this updated half duplex is a fantastic opportunity. Don't Miss this gem and Book your showing today!