

144 Bernard Way NW
Calgary, Alberta**MLS # A2354322****\$699,900**

Division:	Beddington Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,832 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

Welcome to 144 Bernard Way NW! Nestled on a quiet street in the heart of Beddington, this charming updated home offers a wonderfully bright and thoughtful layout designed for relaxed daily living and effortless entertaining. Peace of mind comes built-in with recent big-ticket upgrades, including roof and siding replaced in 2025, a new hot water tank installed in 2026, newer high efficiency furnace and central AC and fully renovated kitchen. As soon as you step into the roomy foyer, you're greeted by a warm and sun-filled atmosphere. The main level features a spacious formal living and dining area that flows naturally into the kitchen and adjacent breakfast nook—perfect for easy morning coffees and family meals. Tucked just off the main living zone is a cozy family room complete with an inviting fireplace, making it the ultimate spot to curl up with a good book or gather with loved ones on chilly evenings. This level also includes a private home office perfect for working from home, a dedicated laundry room, a powder room, and direct access to your oversized heated double garage. Upstairs, you'll find a quiet bedroom retreat. The spacious primary bedroom features its own private 3-piece ensuite. Two additional bright bedrooms and a clean, full 4-piece bathroom complete the upper floor. The fully finished basement adds tons of extra room to spread out! It features a private fourth bedroom, another full 4-piece bathroom, a large secondary family room for movie nights, and a flexible open area that works great as a home gym, play zone, or hobby space. Plus, a huge utility room keeps seasonal storage organized and out of sight. Outside, enjoy your own private getaway: a spacious backyard deck overlooking a large, fully fenced, and tree-filled yard. It's an ideal setup for summer BBQs, gardening, or letting kids and pets play freely. Living

in Beddington means enjoying unbeatable everyday convenience right outside your front door. You are just minutes away from Beddington Towne Centre, along with surrounding retail plazas for all your daily shopping needs. Outdoor enthusiasts and families will love being steps from neighborhood parks, playgrounds, and the expansive scenic walking trails of Nose Hill Park and Confluence Park. Plus, commuting is a breeze with quick, seamless access to Beddington Trail, Deerfoot Trail, Stoney Trail, public transit routes, and Calgary International Airport (YYC).