

# \$499,900 - 7 Bermuda Way Nw, Calgary

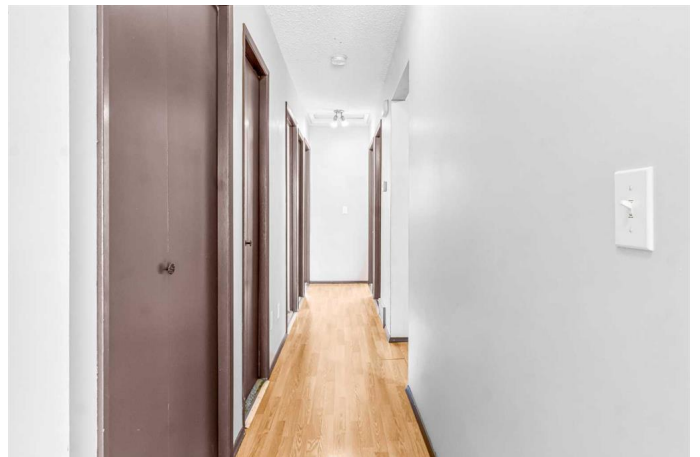
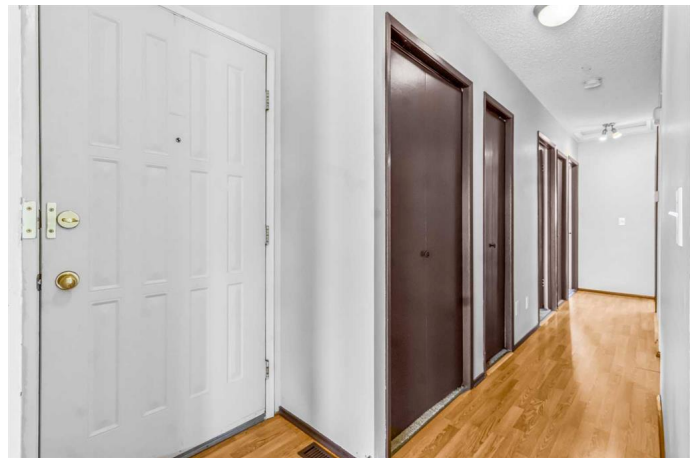
MLS® #A2237837

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,236 sqft  
Residential on 0.14 Acres

Beddington Heights, Calgary, Alberta

Calling all investors, renovators, and visionaries! This detached bungalow in Beddington offers incredible potential in a prime location. With R-CG zoning, this is a great holding property with redevelopment potential for up to 4 units plus secondary suites. The current home features 1,235 sq ft on the main level, 3 bedrooms, 2.5 bathrooms total, a formal dining room, and a bright living room with a wood-burning fireplace framed by a floor-to-ceiling brick surround. The separate front and side entrances open the door to basement suite potential, with 1,115 sq ft in the lower level already developed. Enjoy a sunny south-facing backyard, stretching an impressive 137 feet deep, with room to garden, play, or build your dream outdoor space. The side driveway fits two vehicles or an RV, adding even more flexibility. Conveniently located within a 5â€10 minute walk to both public and Catholic elementary schools, a 15-minute walk to Nose Hill Park pathways, and just steps to Beddington Towne Centre for everyday essentials. You're also a short drive to Harvest Hills Blvd, Vivo Recreation Centre, Landmark Cinemas, and more shopping and dining options. This property needs some TLC but offers plenty of room for improvement and endless possibilities. Donâ€™t miss this opportunity to build equity and unlock the full potential of this ideally located property!



Built in 1979

## Essential Information

MLS® #	A2237837
Price	\$499,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	7 Bermuda Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1H1

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Other
Lot Description	No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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