

\$675,000 - 195 Bernard Drive Nw, Calgary

MLS® #A2240730

\$675,000

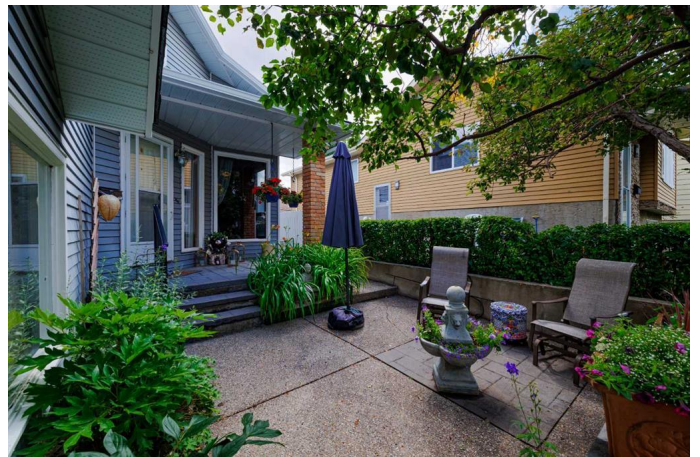
3 Bedroom, 3.00 Bathroom, 1,928 sqft
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Welcome to this meticulously maintained, lovingly cared for family home in the wonderful community of Beddington—where timeless design, thoughtful upgrades, and everyday comfort come together effortlessly. Homes of this caliber rarely come to market!

Ideally situated in a sought-after location near major roadways, walking distance to schools, shopping, and every amenity you could need, this home offers incredible curb appeal. A beautifully landscaped front garden, with an inviting courtyard, and a striking mix of aluminum and brick siding set the tone. The exposed aggregate driveway with brick accents adds a special touch, welcoming you to nearly 2,000 sqft of exceptionally cared-for living space.

Enjoy morning coffee or evening chats with neighbors on the charming front patio, then step inside to be greeted by soaring vaulted ceilings and skylights that flood the interior with natural light. A spacious front foyer leads you into a graceful formal living and dining area featuring custom ceiling detail—perfect for hosting or enjoying a quiet night in. The heart of the home is a stunning, upgraded kitchen equipped with rich custom wood cabinetry, luxurious granite countertops, newer stainless steel appliances, and a picturesque bay window overlooking the lush garden. Whether you're prepping a quick meal or entertaining a crowd, this kitchen blends style and practicality—and even offers room for a movable island or breakfast table. Just off the



kitchen, step outside to a private, beautifully landscaped backyard with a two-tiered deck with a gas line, fire pit area and unbelievable gardensâ€”an ideal setting for relaxing or entertaining at the end of the day. A sunken family room nearby offers a cozy retreat, centered around a wood-burning fireplace with decorative tile surround and warm wood panel accents. Rounding out the main level are a convenient 2-piece powder room, laundry room, and direct access to an oversized double attached garage. Up the stunning staircase, youâ€™ll find three spacious bedrooms, including a tranquil primary suite with vaulted ceilings, a spa-inspired updated 3-piece ensuite, and a generous closet area. Two additional well-sized bedrooms and a full bathroom complete the upper level. The unfinished basement offers excellent potential for future development, along with ample storage space. Additional updates include a newer roof and soffit, newer furnace and refrigerator! Lovingly maintained and tastefully updated, this home is a true gemâ€”a perfect blend of quality, location, and charm.

Built in 1985

Essential Information

MLS® #	A2240730
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
--------	--------

Community Information

Address	195 Bernard Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2B6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized, Aggregate
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Uncovered Courtyard
Lot Description	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	60
Zoning	R-CG

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.