

# \$579,500 - 55 Bernard Place Nw, Calgary

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MLS® #A2244090

## \$579,500

4 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.11 Acres

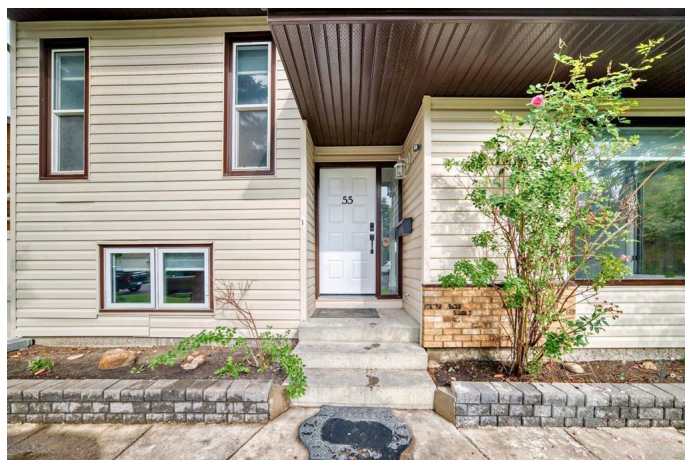
Beddington Heights, Calgary, Alberta

Nicely upgraded 4 level split family home, 3rd level walk out to the yard and a Potential for basement suite development. (subject to Municipality approval), 5 bedrooms, 3 baths, on a quiet close in desirable Beddington Heights. Just before listing, the whole house was upgraded from the foyer right down to the third level. The last level is partially developed. Upgrades induce, new painting, new vinyl flooring, tiles and carpet (in the bedrooms). The kitchen was also renovated with new cabinets, quartz countertop, backsplash and nice tile flooring. The kitchen appliances are all newly installed including, stainless steel fridge, range, and over the range microwave and dishwasher. The baths and vanities are all new, as well as very modern light fixtures throughout the house. total of about \$60,000.00 in renovations and upgrades. The roof and windows were replaced under 7 years ago. The property comes with a double detached garage. Come and see for yourself. You will not be disappointed.

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244090  |
| Price      | \$579,500 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Square Footage | 1,082         |
| Acres          | 0.11          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 55 Bernard Place Nw |
| Subdivision | Beddington Heights  |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 2B8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance, French Door, Granite Counters, High Ceilings |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer                                           |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                         |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard, Garden |
| Lot Description   | Back Lane            |
| Roof              | Asphalt Shingle      |
| Construction      | Aluminum Siding      |
| Foundation        | Poured Concrete      |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 3rd, 2025 |
|-------------|------------------|

|                        |                            |
|------------------------|----------------------------|
| Days on Market         | 76                         |
| Zoning                 | R-CG                       |
| <b>Listing Details</b> |                            |
| Listing Office         | RE/MAX iRealty Innovations |



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