



GRASSROOTS
REALTY GROUP

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7 Bernard Place NW
Calgary, Alberta

MLS # A2252866



\$709,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Underground Sp		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Gazebo on deck

Welcome to 7 Bernard Place NW! Tucked away on a quiet cul-de-sac, this beautifully maintained home offers nearly 1,930 sq. ft. of living space plus a fully finished basement—perfect for growing families or those who love to entertain. The main floor boasts a beautiful formal living and dining area with soaring vaulted ceilings, Across the back of the main floor you will find a breakfast nook & spacious kitchen with ample cupboard and counter space, and a large window overlooking the backyard. A cozy family room with a wood-burning fireplace opens onto a huge landscaped yard with a generous deck—ideal for gatherings. Completing the main floor is a versatile bedroom (currently used as an office), a half bath, and a convenient mudroom with laundry directly off the garage. Upstairs, you’ll find two spacious bedrooms with a beautifully renovated full bathroom, along with a large primary suite featuring an updated ensuite. The fully finished basement offers even more space, including a large family room with wood-burning stove, wet bar, and plenty of storage, plus an additional bedroom (non-egress window). Recent upgrades include: New shingles, full exterior paint job (including fence & deck) in 2023. New concrete driveway in 2024. Two high-efficiency furnaces & central A/C (2023) New garage door & opener (2022) This move-in ready home combines thoughtful updates with timeless comfort—don’t miss your chance to make it yours!