



**GRASSROOTS**  
REALTY GROUP

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**128 Bermuda Drive NW**  
**Calgary, Alberta**

**MLS # A2256673**



**\$600,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

It's 1979. The Sony Walkman hits the streets. Pink Floyd's The Wall hits the charts. And 128 Bermuda Drive NW welcomes its first owners. A house built when simple things still felt new, built to last, built to keep going. Inside is a front living room with a wide picture window with light pouring in that pulls you forward as does the vaulted ceilings and Maple floors. In the kitchen, granite counters, waiting for the coffee rings, cookie crumbs and whatever else life throws at them. Windows swapped out and bathrooms redone within the last 10 years, the work has already been taken care of for you. Two living spaces upstairs. The front is light and calm. The back room has a wood burning fireplace, real heat, the kind of flame that changes the way a room feels. Very cozy for those crisp fall days. Three bedrooms on the main floor. Two full baths, including a modern update of clean tile and polished stone. The main suite features a large window and two closets with loads of shelving. The basement runs deep — fully finished, with room for games, working out, or a quiet home office. A fourth bedroom with a new proper egress window — safe, bright, and done right. Another full bathroom below with its own linen closet. The large furnace room features a new 50-gallon hot water tank and tonnes of space for storage. The yard? Rocks. Shrubs. Flowers. Clean lines. Easy maintenance. Flowers blooming from spring to fall, Beddington Heights is a pollination corridor. Enjoy the Oversized, detached garage with enough space for trucks, tools, toys. Beside it, an RV pad, room for cars, trailers, campers. Nose Hill is at your doorstep. Grocery shopping is so close by, you can easily walk there. Elementary Schools around the corner. Green spaces are everywhere as Beddington is nearly twenty five percent parks! Minutes to the airport. Quick access to Deerfoot

