



GRASSROOTS
REALTY GROUP

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79 Bermuda Drive NW
Calgary, Alberta

MLS # A2257528



\$599,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Cabinet at the Main Floor

Welcome to 79 Bermuda Drive NW, a move-in ready home in the heart of Beddington Heights, featuring the upgrades that truly matter! Step inside to a fully renovated kitchen (2025) with brand-new cabinets, modern appliances, and elegant marble countertops—perfect for cooking, entertaining, or enjoying your morning coffee in style. New windows with warranty (2025) fill the home with natural light while offering energy efficiency and long-term peace of mind. Additional upgrades include roof improvements (2023), high-efficiency furnace (2018), and a paved, low-maintenance yard, making this home as convenient as it is comfortable. For convenience, the home features an attached garage and additional driveway parking. Prime location! Situated on a quiet street, this home is just minutes from schools, parks, shopping (Beddington Towne Centre), and offers easy access to major routes such as Deerfoot Trail and Centre Street. Public transit is nearby for stress-free commuting. A rare opportunity to move into a home where the most valuable upgrades—kitchen and windows—are already complete. Simply move in and start enjoying everything Beddington Heights has to offer!