



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 Bearberry Crescent NW
Calgary, Alberta

MLS # A2258760



\$539,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions:	Storage Shed
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Mark your Mark in Beddington Heights. Welcome to this well-loved family home featuring a large private west-facing backyard with mature trees, backing directly onto a greenbelt. This 3-bedroom raised bungalow is in excellent condition and offers a fully developed basement with 2 additional bedrooms and a wet bar—perfect for extended family or entertaining. The home has seen many thoughtful upgrades, including a new roof (2025), a new primary ensuite (2025), and Econoline triple-pane vinyl windows and doors (2014). Exterior updates include vinyl siding, soffit, and fascia (2014), while inside you’ll find neutral paint and a refreshed lower-level shower (2014). A cozy gas fireplace with stone surround and custom mantle (2017) warms the living room, and a new hot water tank (2018) adds peace of mind. Conveniently located close to public transit, Nose Hill Park, shopping, and just 15 minutes from downtown, this property is ideal for families seeking comfort and accessibility. And if you’re looking for more parking, the north side of the lot offers the possibility of adding a side drive. The rear entrance gives this home a great opportunity to create a suite in the basement with a separate entrance. A secondary suite would be subject to approval and permitting by the city/municipality This home is in wonderful condition and is move-in ready!