



GRASSROOTS
REALTY GROUP

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55 Bermuda Place NW
Calgary, Alberta

MLS # A2271375



\$625,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,117 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Enclosed, Garage D		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Dog Run Fenced In, Few Trees, F		

Heating:	Central, High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Shed in Yard, Radiant Tube heater in garage, TV Mounts, Electric fireplace on main floor, Central Vac and attachments (as-is)

Welcome to 55 Bermuda Place NW — a beautifully updated 3-level split tucked into one of the quietest and most desirable pockets of Beddington. Perfectly positioned at the end of a cul-de-sac and beside a peaceful greenspace and playground, this home offers exceptional privacy while still providing quick access to schools, shopping, and major commuter routes. This property has seen extensive high-value upgrades, including a brand new furnace, roof, deck, and fencing completed in 2025, updated vinyl windows, doors and siding, a refreshed kitchen and living room with new built in hutch and electric fireplace, and a newer hot water tank installed in 2022. These improvements give buyers peace of mind and add modern comfort throughout. Inside, the main living area is bright and welcoming, featuring high, flat ceilings, a charming bay window, and a sleek electric fireplace. Just a few steps up is the open kitchen and dining area that overlooks the living room, creating a spacious and connected feel. From the dining area, you can access a sunny front deck with room for your BBQ and a fully fenced dog run along the side of the house. The back of the home offers a comfortable layout with a primary bedroom complete with a 3-piece ensuite, a second large bedroom, and another full 4-piece bathroom. The walkout lower level provides even more space with a third bedroom, a large family room with sliding doors leading to the backyard, plenty of storage, and a laundry and utility room. Outside, a large concrete patio leads to a truly impressive oversized garage. This exceptional garage is heated with a radiant heater, includes its own electrical sub-panel perfect for heavy tools or an electric-vehicle charger, and offers abundant space for parking and storage. There is also an additional parking stall beside the garage for added convenience. With its quiet location,

extensive updates, walkout basement, and outstanding garage setup, 55 Bermuda Place NW is a rare opportunity in Beddington. This is one you won't want to miss.