



GRASSROOTS
REALTY GROUP

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

20 Bermuda Road NW
Calgary, Alberta

MLS # A2271919



\$749,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	1979 (46 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Central Vacuum, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Beautifully upgraded corner-lot bi-level with over \$160,000 in renovations and a city-registered legal suite! This versatile property at 20 Bermuda Road NW offers exceptional value for both investors and owner-occupiers seeking a mortgage helper. The home features 6 bedrooms and 4 full bathrooms, including 2 ensuites, along with two fully self-contained suites, each with a private entrance. Recent upgrades include all new windows (with lower-level egress), two new central A/C units, two furnaces, and two fresh-air exchange systems, providing efficient, year-round comfort. Enjoy a spacious main living area and a large private deck complete with privacy fencing, gazebo, and hot tub—perfect for outdoor entertaining. The oversized detached double garage offers excellent storage or additional rental income potential. **Rental highlights: (1) Upper level suite currently runs short-term rental (Airbnb); (2) Lower legal suite previously rented for \$2,000/month; (3) Garage previously rented for \$500/month. Located in a welcoming, family-friendly neighborhood close to schools, transit, parks, and shopping, this home delivers a rare combination of comfort, flexibility, and strong income potential. A must-see opportunity—book your showing today!