



GRASSROOTS
REALTY GROUP

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24 Bermuda Road NW
Calgary, Alberta

MLS # A2279727



\$529,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,119 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: None

Welcome to 24 Bermuda Road NW! This property is showing its age and is need of some TLC but with your vision and a little elbow grease this property could easily be renewed to its former glory. The entire main floor is very well planned which includes 3 bedrooms, with 2 full baths (4 pc Main and 3 pc Ensuite) and no wasted space. The Primary Bedroom has a vaulted ceiling. The house has a separate entrance on the side which goes directly down into the fully developed basement. The house has had a few recent upgrades which include a new Front door, including screen door, and roof shingles on the main house (not garage) in the past 3-4 years. There is a back lane access with a double detached garage. This property is walking distance to Daycare, Schools, City Transit and Shopping. It is close to Major routes (Deerfoot, Stoney), Great access to Airport, and for travelling North out of Calgary.