



**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

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