



**40 Bernard Way NW
Calgary, Alberta**

MLS # A2280964



\$499,900

Division: Beddington Heights

Type: Residential/House

Style: 2 Storey

Size: 1,605 sq.ft. **Age:** 1981 (45 yrs old)

Beds: 4 **Baths:** 2 full / 1 half

Garage: Single Garage Attached

Lot Size: 0.15 Acre

Lot Feat: Rectangular Lot

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Vinyl Windows

Inclusions: N/A

Incredible value in Beddington. This home has major cost upgrades including updated Furnace, TANKLESS Hot Water Heating, Updated Vinyl Windows and Updated Shingle Roof. This 2 storey home comes complete with an attached garage, 4 Bedrooms and 4 bathrooms. The main floor has a spacious living room with a wood fireplace, dining room and a massive kitchen. The upper floor has 3 bedrooms with the master bedroom holstering a walk in closet and ensuite bathroom. Located on a quiet, low traffic road. This home requires some TLC including updated flooring upstairs and bathroom renovations but this provides the opportunity to renovate to the buyers choosing. Dont miss the opportunity to own a 2 storey single family home for a great price!