



**48 Bernard Way NW
Calgary, Alberta**

MLS # A2284800



\$650,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,920 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, No Neighbours Behind		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Wooden Shelving in Garage, Laundry Tub, Desk in Basement, Central Vac "as is" - never been used, Greenhouse attached to the Shed, Shed, Pool Table

Major exterior upgrades already completed in this spacious Beddington two storey split. With new shingles in 2025, mostly new windows, and brand new siding, fascia, eaves and gutters completed in 2026, much of the heavy lifting has already been done! Inside, the home offers a functional and comfortable layout with generous living spaces including a living room, family room, dining area, den, and convenient main floor laundry. The kitchen connects easily with the surrounding living areas, creating a natural flow for everyday living and entertaining. Upstairs you will find three well sized bedrooms, including a primary suite with its own ensuite bathroom featuring in floor heating for added comfort! The basement is partially developed, offering additional flexible space with room to expand or customize and loads of storage. The double attached garage, welcoming front deck, massive rear deck, and a large mature yard are perfect for enjoying Calgary's warmer months. Homes with this amount of exterior work already completed are becoming increasingly rare in this price range!