



**60 Bermuda Court NW  
Calgary, Alberta**

**MLS # A2292777**



**\$429,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, None, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** Patio furniture, fire pit

Welcome to this semi-detached bi-level home located on a quiet cul-de-sac in the community of Beddington Heights. This property features an illegal basement suite and offers excellent potential for investors or buyers looking for additional living space. The main level offers a bright and functional layout with a spacious living room, dining area, and kitchen, along with two bedrooms, a full bathroom, and laundry. Hardwood flooring and a wood-burning fireplace add warmth and character to the space. The finished basement includes the illegal suite with its own kitchen, bedroom, full bathroom, and a spacious living and dining area, along with separate laundry. Major mechanical updates include a furnace and hot water tank installed in 2023. Outside, the property features a southwest-facing backyard along with rear lane access and off-street parking. Conveniently located close to parks and pathways including Nose Creek Parkway and Nose Hill Park, along with nearby shopping at Beddington Towne Centre. Easy access to Centre Street, Beddington Trail, Deerfoot Trail, transit, schools, and other everyday amenities.