



**5 Bermuda Lane NW
Calgary, Alberta**

MLS # A2296257



\$439,000

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

OVER 2,000 SQFT LIVING SPACE | PROFESIONALLY FULLY RENOVATION WITH BOARD APPROVAL AND CITY PERMITS | BRAND NEW LVP 7mm, BRAND NEW CARPET, HARDIE BOARD | NEWER WINDOWS | BRAND NEW HIGH EFFICIENCY FURNACE | ALL NEW LIGHTING, ELECTRICAL SWITCHES, BRAND NEW ELECTRICAL SUB PANEL | STRONG REVERSE FUNDS AND VERY WELL-MANAGED COMPLEX | Welcome to 5 Bermuda Lane, a beautifully fully renovated townhouse in Beddington Heights NW. With 3 bedrooms, 2.5 bathroom, with 2 assigned parking stalls right in front, this townhome offers modern style and thoughtful upgrades, offering 2,000 sqft living space which is a rare find for townhouse. A large foyer welcomes you to a mudroom, designed with a bench for removing shoes, cabinets for personal item organizing. Stepping inside to find a spacious living room full of natural light, updated with a cozy fireplace. The accent wall adds more depth and personality to your home, custom made with a designed color and texture. Modern kitchen with brand new cabinetry, quartz countertop, all brand new appliances from Costco. A second mud room is located near the back door making it convenient for family usage as another storage or coats hanging. Upstairs, you will find a huge master bedroom with a cheater door to the bathroom and two additional good size bedrooms, ideal for families or home office setups. Basement is fully finished with a large family room, a 3pc bathroom, laundry room. All bathrooms have been fully modernized with new vanities, updated tilework and wallpaper, contemporary fixtures and fresh design. Parking is hassle-free: 2 assign stalls right at door, lots of street parking on the side and back of the complex. This home comes with a private fenced south facing backyard perfect for summer relaxation. Located in

desirable Beddington Heights, you'll enjoy quick access to Deerfoot Trail, Beddington Trail, and major transit routes, nearby shopping, restaurants, medical services, and schools, parks, pathways, and green spaces just steps away. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance investment property, this townhome delivers exceptional value and modern living in a fantastic NW community. This is the one you've been waiting for. Act fast—contact your realtor today to secure your showing and make this beautifully renovated home yours.