



**137 Bermuda Drive NW
Calgary, Alberta**

MLS # A2297662



\$439,999

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,086 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: None

Welcome to this duplex located on Bermuda Drive. This 3-bedroom, 1.5-bathroom home features modern vinyl plank flooring throughout both the main and upper levels, offering durability and a clean, contemporary feel. The property boasts a generously sized yard—perfect for outdoor enjoyment or future landscaping potential—with ample street parking available for residents and guests. Ideally situated in a convenient and family-friendly neighborhood, the home is just minutes from several schools, including Prince of Wales School, St. Philip School, and Ian Bazalgette School—making it an excellent choice for families. Daily amenities are close at hand, with grocery options such as No Frills and Real Canadian Superstore just a short 5–8 minutes drive away. Currently tenant-occupied with a long-term lease in place, this property offers stable and reliable rental income—making it an excellent turnkey investment opportunity. ****An added bonus: the neighboring duplex is also available for sale, presenting a rare opportunity to purchase side-by-side properties for expanded investment potential.****