



**89 bermuda Lane NW**  
**Calgary, Alberta**

**MLS # A2299379**



**\$375,000**

|                  |                                                               |               |                   |
|------------------|---------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                                            |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                      |               |                   |
| <b>Size:</b>     | 1,408 sq.ft.                                                  | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 3                                                             | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Stall                                               |               |                   |
| <b>Lot Size:</b> | -                                                             |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |               |                   |

|                    |                                                                            |                   |          |
|--------------------|----------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                                 | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                 | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                            | <b>Condo Fee:</b> | \$ 513   |
| <b>Basement:</b>   | Full                                                                       | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Wood Frame                                                                 | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                                                            | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Built-in Features, Chandelier, Closet Organizers, Quartz Counters, Storage |                   |          |

**Inclusions:** NA

Welcome to Bermuda Gardens in the heart of Beddington Heights where comfort, charm, and convenience come together beautifully. This stunning 3 bedroom 1.5 bath townhome is perfectly nestled among parks and pathways, ideal for morning strolls with your fur babies or relaxed afternoons with family. With a direct route to downtown, quick access to the airport, and seamless connectivity to major roadways, this location offers both ease and lifestyle. Step inside and you're welcomed by a thoughtful entryway with a cozy bench - perfect for slipping off your shoes after a long day. The spacious living room invites you to unwind, featuring a charming bay window that fills the space with natural light. Just beyond, a formal dining area sets the stage for everything from intimate dinners to elegant gatherings. The beautifully renovated kitchen is a true standout, offering an abundance of cabinetry, caesar stone quartz countertops, stainless steel appliances, and a picturesque bay window overlooking your private yard. Imagine slow mornings here - coffee in hand, sunlight pouring in, and nothing but peaceful greenspace behind you. With NO NEIGHBOURS BEHIND, it's a setting that feels both private and serene. Upstairs, you'll find three generously sized bedrooms, including a truly impressive primary retreat-an expansive, calming space that easily accommodates a king-sized bed, a sitting area, and your own quiet moments to unwind at the end of the day. This home has seen extensive updates both inside and out, including Hardie board siding, brand new front and back doors (just completed this month), and updated interior finishes such as flooring, creating a move-in-ready experience with lasting value. The undeveloped basement presents a blank canvas-ready for your creative vision, whether it be a home gym, media room, or additional

living space. Located near schools, shopping, and within an exceptionally well-managed complex that takes impeccable care of its grounds, this home offers both pride of ownership and peace of mind. UNIT HAS 2 PARKINGS STALLS. Opportunities like this don't linger; Secure your private showing today before it disappears.