



**47 Bermuda Way NW
Calgary, Alberta**

MLS # A2304443



\$539,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	951 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: None

Welcome to this exceptional 4-bedroom, 2-bath home featuring a FULLY RENOVATED main floor, nestled in the established community of Beddington Heights. As you step inside, the main floor welcomes you with a spacious living room filled with abundant natural light and access to your private balcony—ideal for relaxing. The kitchen offers ample cabinetry and brand-new appliances. The primary bedroom on the main floor is both spacious and bright, featuring a walk-in closet. An additional well-sized bedroom and a 4-piece main bathroom complete the functionality of this level. The fully finished basement offers a kitchenette, two additional bedrooms, and another full bathroom—offering excellent flexibility with future legal suite potential. Numerous upgrades have been completed over the years, including a NEW hot water tank (2019), NEW dryer (2022), and NEW washer (2024). The fully fenced backyard provides an ideal space for outdoor gatherings and leisure. Located in a highly desirable area with convenient access to schools, shopping, and public transportation. Book your private showing today!