



**20 Bermuda Road NW
Calgary, Alberta**

MLS # A2204816



\$769,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	1979 (46 yrs old)
Beds:	6	Baths:	4
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Quartz Counters		

Inclusions: Hot Tub and Gazebo

Charming Corner lot Bi-Level Property with Huge 160,000 dollars Reno upgrades. Check our 3D Virtual tour for quick preview and our excellent floor plans. This home is perfect for an investor looking to generate immediate rental income or a first-time home buyer seeking a mortgage helper. Live in the upper unit and rent the lower unit for additional income, making home ownership even more affordable! Welcome to this fantastic home at 20 Bermuda Road NW. This spacious property boasts two separate, fully-functional suites, each with its own private entrance. The city registered legal suite is providing an excellent option for those looking to capitalize on rental income. Key Features: Total of 6 Bedrooms & 4 Full Bathrooms including 2 en suites Huge main deck with Privacy fences + Hot Tub with Gazebo Separate Entrances for both the upper and lower suites City Registered Legal Suite – a perfect investment opportunity All New Windows including lower suite Egress ensuring safety and legal compliance New 2 Central Air Conditioners, 2 Furnaces, 2 fresh air exchange systems for year-round comfort Oversized Detached Double Garage – perfect for additional storage or rental income Previously Leased for \$2500 (upper unit) and \$2000 (lower unit), with \$500 for the garage Located in a family-friendly neighborhood with easy access to amenities, schools, and transportation, it is the perfect blend of comfort, investment potential, and practicality. Don’t miss out on this incredible opportunity!