

63 Bernard Place NW
Calgary, Alberta

MLS # A2175937



\$540,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,058 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Outside, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Check out this charming bi-level detached house in the Beddington Heights subdivision. It features 2 bedrooms on the main floor, including a primary bedroom with a 2-piece ensuite bathroom, and a separate 4-piece bathroom. The large living room is perfect for family gatherings and entertaining. The kitchen offers ample storage and a breakfast bar, with a dining area conveniently located next to it. The unfinished basement includes a versatile bonus room that can serve as a recreational area or secondary living room, with endless possibilities. Outside, you'll find a deck that's ideal for outdoor barbecues, along with a small garden for those with a green thumb. The detached garage, accessible from the alley, provides space for additional cars, RVs, or boats. Don't miss out—schedule your showing today!