

**55 Bernard Place NW
Calgary, Alberta**

MLS # A2244090



\$599,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,082 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: NA

Lovely, Newly renovated 4 level split, 4 bedrooms plus den or 5th bedroom, 3 baths, double detached garage, family home on a quiet cul de sac street in Beddington, within walking distance of an elementary school. Completely re upgraded, just before listing, from the entrance foyer right through to the 3rd level walk out to the yard. New upgrades include new vinyl plank, tiles and carpet (in bedrooms); new baths, sinks and toilets, newly redone kitchen with quartz counter tops and brand new stainless steel appliances - stove, fridge and dish washer. The Reno was completed with new warm white colour paint throughout the house and modern day and night window blinds. The roof shingles, eavestroughs soffits and siding were replaced under 8 years ago by the previous owners. Very warm and homely property. Come see for yourself. Competitively priced for quick sale..