

**55 Bernard Place NW  
Calgary, Alberta**

**MLS # A2244090**



**\$585,000**

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

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

**Inclusions:** NA

**\*\* PRICE JUST ADJUSTED \$15,000.00 DOWN ON AUGUST 18. COME SEE \*\*.** Nicely upgrade 4 level split family home, 3rd level walk out to the yard, 5 bedrooms, 3 baths, on a quiet close in desirable Beddington Heights. Just before listing, the whole house was upgraded from the foyer right down to the third level. The last level is partially developed. Upgrades induce, new painting, new vinyl flooring, tiles and carpet (in the bedrooms). The kitchen was also renovated with new cabinets, quartz countertop, backsplash and nice tile flooring. The kitchen appliances are all newly installed including, stainless steel fridge, range, and over the range microwave and dishwasher. The baths and vanities are all new, as well as very modern light fixtures throughout the house. total of about \$70,000.00 in renovations and upgrades. The roof and windows were replaced under 7 years ago. The property comes with a double detached garage. Come and see for yourself. You will not be disappointed.