

**171 Bermuda Way NW  
Calgary, Alberta**

**MLS # A2246741**



**\$638,800**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Low Main		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** none

**OPEN HOUSE:** Saturday, August 9 from 1:30 PM to 3:30 PM | Sunday, August 10 from 2 PM to 5 PM. Step into a home where every detail has been thoughtfully updated for comfort, style, and everyday functionality. Offering 2,251 sq. ft. of developed living space, 3 bedrooms, 3 bathrooms, and an oversized double detached garage on a 4,370 sq. ft. lot, this property is truly move-in ready. You'll love the variety of outdoor living spaces, a large upper deck, covered pergola, sunny balcony, and ground-level patio, perfect for morning coffee, summer barbecues, or simply unwinding in privacy. The mature trees, hedges, and vibrant flowers set a warm, welcoming tone from the moment you arrive. Inside, fresh vinyl plank flooring and abundant natural light create an inviting, modern feel. The living room centers around a brick wood-burning fireplace, while the dining area opens to a south-facing balcony for sunset views. The 20-foot kitchen, renovated in January 2025, boasts white cabinetry, quartz countertops + backsplash, and a central island with breakfast bar, a chef's dream and entertainer's delight. Two bedrooms on this level include the spacious primary with a 3-piece ensuite. On the same level, you will see a well-appointed 4-piece family bath comes complete with a tub for everyday ease. This home includes Major updates are complete, including a new roof (May 2025), furnace (2021), and water tank (2024). The lower level offers a bright, versatile recreation room with walkout access to the backyard, a third bedroom, 3-piece bath, and laundry/utility space. The basement adds a generous storage room to keep life organized. The backyard is a private oasis with multiple seating areas, garden beds, and room for kids or pets to play. Located in a friendly, well-connected community close to schools, parks, shopping, dining, and

transit, with quick access to West Nose Creek Park, Nose Hill Park and Deerfoot Trail for an easy commute, this home blends space, style, and convenience in one exceptional package.