



**137 Bermuda Drive NW  
Calgary, Alberta**

**MLS # A2297662**



**\$429,999**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** None

Welcome to this duplex located on Bermuda Drive. This 3-bedroom, 1.5-bathroom home features modern vinyl plank flooring throughout both the main and upper levels, offering durability and a clean, contemporary feel. The property boasts a generously sized yard&mdash;perfect for outdoor enjoyment or future landscaping potential&mdash;with ample street parking available for residents and guests. Ideally situated in a convenient and family-friendly neighborhood, the home is just minutes from several schools, including Prince of Wales School, St. Philip School, and Ian Bazalgette School&mdash;making it an excellent choice for families. Daily amenities are close at hand, with grocery options such as No Frills and Real Canadian Superstore just a short 5&ndash;8 minutes drive away. Currently tenant-occupied with a long-term lease in place, this property offers stable and reliable rental income&mdash;making it an excellent turnkey investment opportunity. \*\*\*\*An added bonus: the neighboring duplex is also available for sale, presenting a rare opportunity to purchase side-by-side properties for expanded investment potential.\*\*\*\*