



**19 Bernard Drive NW  
Calgary, Alberta**

**MLS # A2304566**



**\$429,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters		

**Inclusions:** N/A

Located in the established NW community of Beddington Heights, this semi-detached home offers incredible potential for first-time buyers, investors, or anyone looking to add their own personal touch in a well-connected neighbourhood. Enjoy being minutes from Nose Creek Parkway, the Beddington off-leash dog park, nearby playgrounds, schools, shopping, restaurants, transit, and major roadways including Deerfoot Trail, Beddington Trail, and Centre Street. Offering over three developed levels, this 3-bedroom, 1.5-bath home features a functional layout, detached garage, finished basement, and backyard space with a large deck. The main floor features a bright living area centered around a rare wood-burning fireplace with gas assist, creating a warm and inviting space. The kitchen includes updated flooring, refreshed wrapped cabinetry, updated laminate countertops, a farmhouse sink, and functional appliances in good working condition. The home was painted and updated with new flooring approximately four years ago, and a new hot water tank was installed in 2023. Upstairs you’ll find three bedrooms and a full bathroom, while the finished basement provides additional living space ideal for a family room, flex area, home office, or gym. Additional updates include newer washer and dryer purchased in January 2026. This home is move-in ready while also offering an excellent opportunity for future cosmetic updates and added value. Whether you’re looking for your first home, an investment property, or a renovation opportunity in a desirable NW location, this property offers outstanding potential at an attractive price point.