



**GRASSROOTS**  
REALTY GROUP

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**137 Bermuda Drive NW**  
**Calgary, Alberta**

**MLS # A2329250**



**\$419,999**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <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, Parking Pad         |               |                   |
| <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, Vinyl Plank                        | <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>   | Chandelier, Laminate Counters, See Remarks |                   |      |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Welcome to 137 Bermuda Drive NW, a beautifully updated 3-bedroom, 1.5-bathroom half duplex nestled in the established community of Beddington Heights. This move-in-ready home features brand-new flooring throughout the main and upper levels, fresh modern paint, new siding, and a recently replaced roof, providing both style and peace of mind. The bright and functional main floor offers a spacious living area, a well-appointed kitchen with plenty of cabinetry and counter space, and a convenient two-piece powder room. Upstairs, you'll find three generously sized bedrooms and a beautifully renovated full bathroom with modern tile finishes. The fully fenced backyard provides ample space for children, pets, gardening, or summer entertaining, while the unfinished basement offers abundant storage and endless potential for future development. Location is one of this home's greatest strengths. Situated in a quiet, family-friendly neighbourhood, you'll enjoy easy access to Beddington Heights School, Prince of Wales School, St. Philip School, and Ian Bazalgette School, making school drop-offs simple and convenient for growing families. Daily amenities are just minutes away, with Real Canadian Superstore, No Frills, Co-op, Deerfoot City, and numerous restaurants and services all within a short drive. Commuters will appreciate the quick access to Deerfoot Trail, Centre Street, Beddington Trail, and Stoney Trail, while nearby parks, playgrounds, walking paths, and public transit make this an ideal location to call home. Whether you're a first-time buyer, a growing family, or an investor, this beautifully updated property offers exceptional value in one of northwest Calgary's most convenient communities.