



GRASSROOTS
REALTY GROUP

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55 Bermuda Close NW
Calgary, Alberta

MLS # A2329592



\$582,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,012 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Walk-In Closet(s)		

Inclusions: none

****Exceptional family home in the heart of Beddington Heights! Offering over 2,300 sqft. of developed living space**, this beautifully maintained 4-level split is ideally located on a quiet cul-de-sac, backing directly onto an elementary school playground—an unbeatable location for families. This spacious home features 4 bedrooms plus 2 versatile flex rooms currently used as bedrooms, along with ****3.5 bathrooms****, providing plenty of space for growing families, guests, or a home office. The bright, open-concept main floor is designed for comfortable living and entertaining, showcasing laminate flooring throughout, a spacious living room, dining area, and a large family room with a cozy fireplace. Step outside to the expansive deck, perfect for summer BBQs, outdoor dining, and family gatherings. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a private balcony overlooking the backyard, a 3-piece ensuite, and ample closet space. An large 5-piece main bathroom serves the additional bedrooms. The lower level offers a fourth bedroom with a walk-in closet, while the basement includes two flexible rooms and a 3-piece bathroom, making it ideal for guests, a home office, gym, or hobby space. Enjoy the large, sunny, and private backyard with plenty of room for children to play, gardening, or simply relaxing outdoors. Located within walking distance to schools, daycare, parks, playgrounds, transit, and shopping, this home also offers quick access to Nose Hill Park, Beddington Towne Centre, restaurants, Deerfoot Trail, and Calgary International Airport. This is a fantastic opportunity to own a spacious family home in one of northwest Calgary's most convenient and established communities.**

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