



GRASSROOTS
REALTY GROUP

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218 Bermuda Drive NW
Calgary, Alberta

MLS # A2330540



\$500,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,000 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Basement Appliances: Washer & Dryer, Electric Stove, Hood Fan, Dishwasher, Refrigerator

Welcome to this extensively updated bi-level offering an exceptional combination of space, versatility, and value. With 5 bedrooms, 2 full bathrooms, two kitchens, and numerous upgraded throughout, this home is an excellent opportunity for first-time buyers looking to offset their mortgage or investors seeking a property with strong rental potential. The bright and spacious main level features a generous living room with access to a front balcony, creating a welcoming space to relax and enjoy the neighbourhood. The updated kitchen is designed for everyday functionality and features a central island, granite countertops, a stainless-steel stove, a microwave hood fan, and ample workspace. Three good-sized bedrooms, a full bathroom, a convenient laundry area, and new laminate and tile flooring complete the main level. The fully finished legal basement level offers incredible flexibility, with a large family room, a second kitchen, two additional bedrooms, a full bathroom, a separate laundry area, and laminate flooring. The lower level is currently configured as an legal basement suite, providing an excellent opportunity for additional living space or potential rental income. Situated in a convenient location close to schools, public transit (including Bus Route #3), shopping, and everyday amenities, this property offers easy access to everything you need. Whether you're a first-time buyer looking for a way to help with mortgage payments or an investor seeking a versatile income property, this extensively well-care for home offers an outstanding opportunity.