



GRASSROOTS
REALTY GROUP

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13 Bernard Drive NW
Calgary, Alberta

MLS # A2332460



\$470,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,010 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Concrete, Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Welcome to a beautifully renovated bungalow opportunity in a desirable NW community of Beddington Heights, excellent location offering exceptional value for homeowners and investors alike. This move-in-ready home features 5 bedrooms, 2 full bathrooms, and a fully finished basement with an illegal suite and separate entrance. The main floor showcases a bright and inviting layout with fresh paint, new flooring throughout, and an abundance of natural light. The spacious living area flows seamlessly into the kitchen and dining space, creating an ideal setting for everyday living and entertaining. Three well-sized bedrooms and a full bathroom complete the main level. The fully finished basement offers excellent flexibility with its separate entrance, additional bedrooms, full bathroom, and independent living space—perfect for extended family, guests, or potential rental income. Outside, you’ll find a generous yard with plenty of room for outdoor enjoyment, gardening, or future development opportunities. Ideally located close to schools, parks, shopping, public transit, and major roadways, this property combines comfort, convenience, and investment potential. Whether you’re a first-time buyer, growing family, or savvy investor, this newly updated home is a fantastic opportunity in a desirable NW Calgary location. Don’t miss your chance to own this versatile property—book your private showing today!