



GRASSROOTS
REALTY GROUP

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20 Bernard Way NW
Calgary, Alberta

MLS # A2344208



\$599,800

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,086 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

****6 BEDROOMS | 2 FULL BATHROOMS | FULLY RENOVATED | 3-BEDROOM ILLEGAL SUITE | SEPARATE ENTRANCE | NEW ROOF & SIDING | NEW LANDSCAPING & FENCING**** — Welcome to 20 Bernard Way NW, a beautifully transformed 4-level split offering over 1,900 sq. ft. of developed living space in the established community of Beddington Heights. Extensively renovated from top to bottom, this impressive home combines contemporary finishes, a functional layout, and an exceptional opportunity for families, extended families, or investors. The bright and spacious main level features an open-concept living and dining area filled with natural light, brand new luxury vinyl plank flooring, modern lighting, and a stunning new kitchen complete with quartz countertops, an oversized island, full-height cabinetry, abundant storage, and brand new stainless steel appliances. Upstairs, you will find three generously sized bedrooms and a completely renovated 4-piece bathroom featuring contemporary tilework, a quartz-topped vanity, and modern fixtures. The fully developed lower levels feature a beautifully finished 3-bedroom illegal suite with a separate entrance, its own kitchen with new appliances, a spacious living area, and a newly renovated full bathroom—providing excellent flexibility for extended family or additional living space. The extensive renovation continues outside with brand new siding, a brand new roof, newly completed landscaping, and brand new fencing, while the newer windows and newer furnace provide added comfort and peace of mind. The fenced backyard offers plenty of room to relax, entertain, or enjoy the outdoors, along with convenient off-street and RV parking. Ideally located on a quiet street close to schools, parks, playgrounds, shopping, public transit, and everyday amenities, with quick access to Beddington

Trail, Deerfoot Trail, downtown Calgary, and the airport. This completely turn-key home delivers modern style, exceptional space, and outstanding versatility in one of northwest Calgary’s most convenient established communities.