

# \$569,900 - 58 Bermuda Court Nw, Calgary

MLS® #A2203438

**\$569,900**

3 Bedroom, 2.00 Bathroom, 918 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to Beddington Heights! This half duplex, situated on a quiet cul-de-sac, is the perfect starter home for entering the market and building equity or an excellent investment property.

The main floor features two generously sized bedrooms, a 4-piece bathroom, and its own stackable laundry. The basement offers an open-concept living area and kitchen, complete with a large eat-in island and quartz countertops. The basement bedroom is spacious and includes a double closet. A second 4-piece bathroom and stackable washer and dryer complete this level. Outside, you'll find a southwest-facing backyard and a double parking pad, eliminating the need to park on the street. Recent updates include a new front window, LVP flooring on the upper level, fresh paint throughout the main floor, blown-in attic insulation, a new hot water tank and a high-efficiency furnace – all completed in 2023. A new stainless steel stove upstairs and the basement has been freshly painted and professionally cleaned (2025), making it move-in ready.

This home is ideally located near bus stops, schools, the airport, and within walking distance to Beddington Plaza. Contact your favourite realtor today to schedule a viewing!

Built in 1978

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2203438               |
| Price          | \$569,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 918                    |
| Acres          | 0.06                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 58 Bermuda Court Nw |
| Subdivision | Beddington Heights  |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 1H3             |

### **Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Storage          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning, Gas Log  |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Aluminum Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 16               |
| Zoning         | R-CG             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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