

# \$709,900 - 7 Bernard Place Nw, Calgary

MLS® #A2252866

**\$709,900**

4 Bedroom, 3.00 Bathroom, 1,928 sqft

Single Family on 0.13 Acres

Beddington Heights, Calgary, Alberta

Welcome to 7 Bernard Place NW! Tucked away on a quiet cul-de-sac, this beautifully maintained home offers nearly 1,930 sq. ft. of living space plus a fully finished basement—perfect for growing families or those who love to entertain. The main floor boasts a beautiful formal living and dining area with soaring vaulted ceilings. Across the back of the main floor you will find a breakfast nook & spacious kitchen with ample cupboard and counter space, and a large window overlooking the backyard. A cozy family room with a wood-burning fireplace opens onto a huge landscaped yard with a generous deck—ideal for gatherings. Completing the main floor is a versatile bedroom (currently used as an office), a half bath, and a convenient mudroom with laundry directly off the garage. Upstairs, you’ll find two spacious bedrooms with a beautifully renovated full bathroom, along with a large primary suite featuring an updated ensuite. The fully finished basement offers even more space, including a large family room with wood-burning stove, wet bar, and plenty of storage, plus an additional bedroom (non-egress window). Recent upgrades include: New shingles, full exterior paint job (including fence & deck) in 2023. New concrete driveway in 2024. Two high-efficiency furnaces & central A/C (2023) New garage door & opener (2022) This move-in ready home combines thoughtful updates with timeless comfort—don’t miss your chance to make



it yours! (id:6289)

Built in 1981

### Essential Information

Listing #	A2252866
Price	\$709,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,928
Acres	0.13
Year Built	1981
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	7 Bernard Place Nw
Subdivision	Beddington Heights
City	Calgary
Province	Alberta
Postal Code	T3K2B8

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, PVC window
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Freezer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

**Exterior**

Exterior Features	Landscaped, Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

**Listing Details**

Listing Office           MaxWell Capital Realty



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