

\$539,900 - 39 Bearberry Crescent Nw, Calgary

MLS® #A2258760

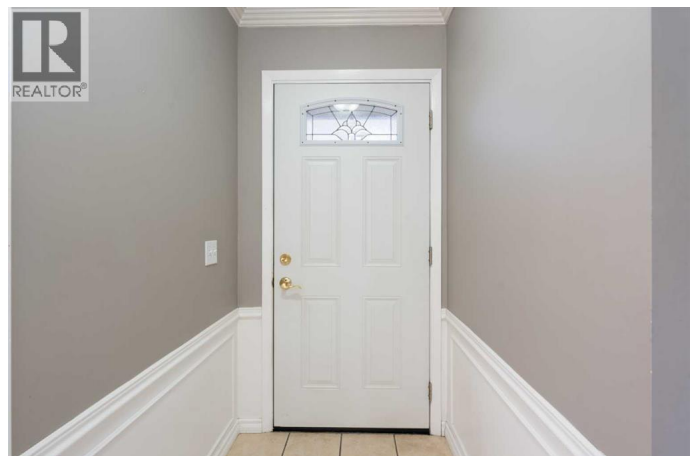
\$539,900

5 Bedroom, 3.00 Bathroom, 1,047 sqft
Single Family on 0.12 Acres

Beddington Heights, Calgary, Alberta

Mark your Mark in Beddington Heights. Welcome to this well-loved family home featuring a large private west-facing backyard with mature trees, backing directly onto a greenbelt. This 3-bedroom raised bungalow is in excellent condition and offers a fully developed basement with 2 additional bedrooms and a wet bar—perfect for extended family or entertaining. The home has seen many thoughtful upgrades, including a new roof (2025), a new primary ensuite (2025), and Econoline triple-pane vinyl windows and doors (2014). Exterior updates include vinyl siding, soffit, and fascia (2014), while inside you’ll find neutral paint and a refreshed lower-level shower (2014). A cozy gas fireplace with stone surround and custom mantle (2017) warms the living room, and a new hot water tank (2018) adds peace of mind. Conveniently located close to public transit, Nose Hill Park, shopping, and just 15 minutes from downtown, this property is ideal for families seeking comfort and accessibility. And if you’re looking for more parking, the north side of the lot offers the possibility of adding a side drive. The rear entrance gives this home a great opportunity to create a suite in the basement with a separate entrance. A secondary suite would be subject to approval and permitting by the city/municipality. This home is in wonderful condition and is move-in ready! (id:6289)

Built in 1980



Essential Information

Listing #	A2258760
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,047
Acres	0.12
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	39 Bearberry Crescent Nw
Subdivision	Beddington Heights
City	Calgary
Province	Alberta
Postal Code	T3K1P9

Amenities

Amenities	Schools, Shopping
Features	Treed, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Other

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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