56 Bermuda Drive NW

Calgary | Active | MLS® A2356916

$500,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1980**	**859.33 sq. ft.**

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Listed by Grassroots Realty Group

A closer look

BEAUTIFULLY UPDATED, TURN KEY & MOVE-IN READY, this inviting Beddington home combines stylish living spaces, an illegal BASEMENT SUITE, an oversized HEATED GARAGE & private outdoor areas. Low-maintenance landscaping, an exterior painted in 2024, a new poured concrete pathway & a welcoming front deck create charming curb appeal. Inside, a custom barn-style sliding closet door adds character, while luxury vinyl plank flooring, new window coverings, professional painting, contemporary lighting and neutral colours create a fresh, cohesive feel. Updated triple-pane windows (2022, except previously updated living room window) welcome natural light into the comfortable living room. The adjacent dining area, currently arranged as a home office, demonstrates the versatility of the open floor plan, with room to gather for meals, work from home or adapt the space to your everyday needs. The tastefully updated kitchen features full-height white cabinetry, butcher block countertops, stainless steel appliances (fridge/dishwasher new in 2022) & a striking patterned backsplash. Two spacious bedrooms include one with an included Murphy bed, easily transitioning between sleeping quarters & additional living space for guests, hobbies or a home office. An updated 4-piece bathroom & separate main floor laundry complete this level. With its own separate entrance & separate laundry facilities, including a new washer & dryer (2025), the illegal basement suite offers greater independence & flexibility for multigenerational living or use as a mortgage helper. Hunter Douglas blinds, large windows & pot lights brighten the lower level. A welcoming family room centres around a fireplace with a rustic stone surround & distinctive accent wall. A dedicated dining area, kitchen, large storage room, spacious bedroom & 3-piece bathroom complete the level. Additional upgrades include a high-efficiency furnace (2022), tankless hot water on demand (2022), water softener, new exterior insulated steel doors, electrical panel (2022), gutter guards, paved alley & blown-in attic insulation. Outside, the beautifully landscaped, low-maintenance backyard is ready for summer barbecues with a BBQ gas line & an expansive stone patio for relaxed evenings, outdoor dining or entertaining family & friends. Mature trees, garden beds & synthetic turf enhance the private setting, while a storage shed keeps seasonal essentials organized. The oversized heated garage provides comfortable year-round parking & storage, adding practicality to this thoughtfully updated property. From the welcoming front deck to the private backyard, there are plenty of places to enjoy fresh air, spend time with friends or simply unwind at the end of the day. Enjoy the convenience of two neighbourhood shopping centres, public transit, schools & parks nearby, plus easy access to Nose Hill Park for walking & outdoor recreation. Thoughtful updates, flexible living arrangements & inviting outdoor spaces make this home ready for its next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356916
Bedrooms	3
Bathrooms	2
Year Built	1980
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	859.33 sq. ft.
Main Level Finished Area:	859.33 sq. ft.
Below Grade Finished Area:	672.84 sq. ft.
Lot Area:	2,777 sq. ft.
Lot Frontage:	24'1"
Front Exposure:	Northwest
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7811673
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Heated Garage, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement, Main Level, Multiple Locations
City Quadrant:	Northwest
Community:	Beddington Heights
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Garage Heater, Shed, Murphy Bed and a Second Fridge, Washer, Dryer and Microwave in the basement suite
Restrictions:	Airspace Restriction
Main Floor	Living Room · 14'2" × 12'10" ·
Main Floor	Dining Room · 9' × 7'7" ·
Main Floor	Kitchen · 8'6" × 8'1" ·

Main Floor	Foyer · 4'6" × 3'11" ·
Main Floor	Laundry · 6'6" × 2'9" ·
Main Floor	Bedroom - Primary · 11'2" × 10'7" ·
Main Floor	Bedroom · 11'7" × 8'3" ·
Basement	Family Room · 20'7" × 14'4" ·
Basement	Kitchenette · 8'10" × 6'11" ·
Basement	Storage · 4'8" × 4' ·
Basement	Laundry · 15'10" × 3'6" ·
Basement	Furnace/Utility Room · 7'8" × 4'10" ·
Basement	Bedroom · 10'9" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Wood Counters
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Paved
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/56-bermuda-drive-nw-calgary-a2356916/

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