

\$635,000 - 51 Bearberry Bay Nw, Calgary

MLS® #A2250350

\$635,000

3 Bedroom, 3.00 Bathroom, 1,166 sqft
Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

Welcome to this lovely three-level split detached home, perfectly situated on a quiet cul-de-sac in the highly desirable community of Beddington Hills. Offering a thoughtful blend of comfort, style, and modern upgrades, this home provides both functionality and charm, with easy access to local amenities, parks, schools, and major routes.

The main level showcases beautiful hardwood floors that create a warm and inviting atmosphere, while the lower level features heated tile floors, adding a touch of luxury and year-round comfort. The heart of the home is the beautifully renovated kitchen, completed in 2021, featuring quartz countertops, custom maple cabinetry, a stylish tile backsplash, and top-of-the-line stainless steel appliances—an ideal space for cooking, entertaining, and gathering with family.

The property also offers an oversized double detached garage, providing ample space for vehicles, storage, or hobbies, along with additional room for RV parking. Recent upgrades ensure peace of mind for the future, including a new roof on both the house and garage in 2025 with Class 4 impact-resistant shingles, as well as R50 attic insulation for improved energy efficiency.

Set in a quiet location, this home is move-in ready and thoughtfully updated for today's lifestyle. With its welcoming layout, high-quality



finishes, and unbeatable location, it presents a rare opportunity to own a beautifully maintained home in one of Calgary's most family-friendly communities.

Built in 1980

Essential Information

MLS® #	A2250350
Price	\$635,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,166
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	51 Bearberry Bay Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1R6

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home, Pantry, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2025
Days on Market	11
Zoning	SR

Listing Details

Listing Office	eXp Realty
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