

# \$549,900 - 118 Bermuda Road Nw, Calgary

MLS® #A2270334

**\$549,900**

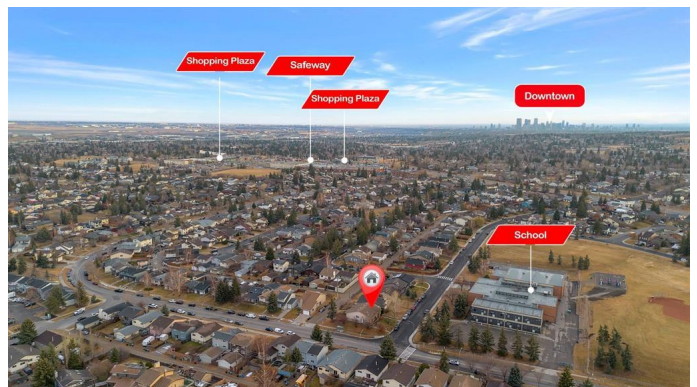
4 Bedroom, 2.00 Bathroom, 940 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Just Listed in Beddington Heights! Location, Location, Location, right across the street from both public and catholic elementary schools. Watch your children walk to school from the front window. This beautifully fully renovated four bedroom, bi-level home is sure to impress from the moment you walk in. Step into the bright common area and head upstairs to the main floor, where you'll immediately notice the gorgeous vinyl plank flooring that flows seamlessly throughout the entire property. The modern kitchen has been completely updated with new cabinetry, brushed steel hardware, quartz countertops, stainless steel appliances (including a built-in microwave hood fan and dishwasher), and an under mount Kraus sink. The spacious living room features a cozy wood-burning fireplace, perfect for relaxing evenings. Two generously sized bedrooms and a stunning four-piece bathroom with LED lighting complete the main level.

Downstairs, to the right, you'll find the shared laundry area and utility room, which includes two high-efficiency furnaces (replaced about 5 years ago) and a new hot water tank (2024). To the left is the two-bedroom illegal basement suite. You'll love how bright and open the space feels, thanks to the large windows. The suite's kitchen features quartz countertops with a breakfast bar, new cabinets, and new stainless steel appliances, including a microwave hood fan and dishwasher. The four-piece bathroom offers plenty of storage behind the mirror.



Recent upgrades include: All exterior windows and doors replaced (Nov 2021), New interior doors and closet doors, New baseboards, trim, recessed lighting, knock-down ceilings, freshly painted up and down. Moen faucets throughout the home, high-quality 6mm concrete-core vinyl plank flooring. All renovations have been completed within the last 3 years. Be sure to check out the 3D tour for a complete walkthrough of this stunning property. The basement suite is currently illegal but has separate heating and meets many of the key requirementsâ€”making it an excellent candidate to legalize. The back yard is fenced with a walkway to the alley, a storage shed, mature raspberries, strawberries and has always been well groomed. Call today and book a showing on your new home.

Built in 1979

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2270334               |
| Price          | \$549,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 940                    |
| Acres          | 0.06                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 118 Bermuda Road Nw |
| Subdivision | Beddington Heights  |
| City        | Calgary             |
| County      | Calgary             |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3K1G7  |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Quartz Counters, Vinyl Windows, Recessed Lighting         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Living Room, Tile, Wood Burning, Insert                                                       |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | None                                                   |
| Lot Description   | Back Lane, Back Yard, Street Lighting, Rectangular Lot |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Wood Siding, Metal Siding                       |
| Foundation        | Poured Concrete                                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-CG                |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.