

# \$575,000 - 3 Bernard Court Nw, Calgary

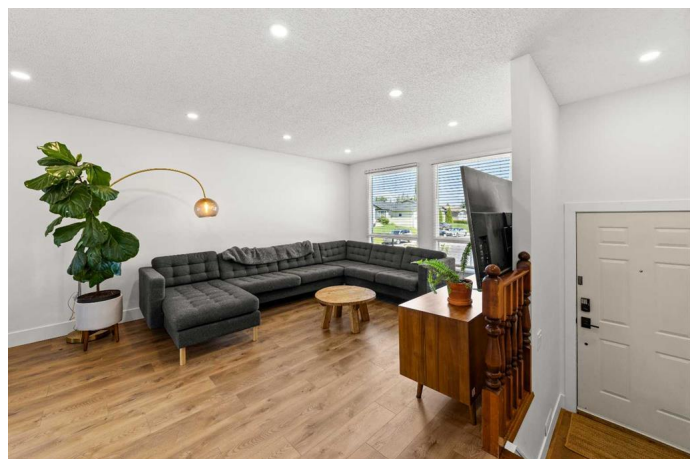
MLS® #A2237055

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,651 sqft  
Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 12, 2025  
1:00 PM - 4:00 PM Tastefully renovated to showcase the mid-century design, this wonderful home is located steps from a community park on a lovely cul-de-sac. A must see for a young family, we know you'll love the trendy style and all the space! The open concept main floor showcases a living and dining room that flow to the brand new kitchen with an island, modern cabinetry, and stylish & functional open shelving being installed in the next few days.. The large pantry off of the kitchen nook has potential to be converted to a laundry room, if main floor laundry would be something you would like. Just a few steps down you will find the family room which has been modernized and features a cozy fireplace and patio doors that walkout to the spacious backyard. This level also has a separate ground level side entrance, which offers potential! The lower level 1/2 bath as well as the family bath on the upper level have both been renovated. On the upper level you will find 3 bedrooms including a spacious master with an ensuite, as well as 2 good sized additional bedrooms and the family bath. The lowest level is developed with another bedroom, recreation room, storage room, and the laundry / mechanical room. Other updates to note include a new furnace (2024), 50 gallon HWT (2020), lighting, & vinyl plank flooring. It is Poly-B free, with copper plumbing throughout, so you can check that off your list! Don't miss out on this great home, put it on the



list and see it before it's gone!

Built in 1981

### Essential Information

MLS® #	A2237055
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,651
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	3 Bernard Court Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2B3

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wood Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning, Masonry, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, City Lot, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 8th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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