

7 Bernard Place NW  
Calgary, Alberta

MLS # A2252866



**\$719,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 1,928 sq.ft.                                                            | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Underground Sp |               |                   |

|                    |                                                                                                             |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cedar, Wood Frame                                                                                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, Central Vacuum, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |      |

**Inclusions:** Gazebo on deck

Welcome to 7 Bernard Place NW! Tucked away on a quiet cul-de-sac, this beautifully maintained home offers nearly 1,945 sq. ft. of living space plus a fully finished basement—perfect for growing families or those who love to entertain. The main floor boasts a beautiful formal living and dining area with soaring vaulted ceilings, Across the back of the main floor you will find a breakfast nook & spacious kitchen with ample cupboard and counter space, and a large window overlooking the backyard. A cozy family room with a wood-burning fireplace opens onto a huge landscaped yard with a generous deck—ideal for gatherings. Completing the main floor is a versatile bedroom (currently used as an office), a half bath, and a convenient mudroom with laundry directly off the garage. Upstairs, you’ll find two spacious bedrooms with a beautifully renovated full bathroom, along with a large primary suite featuring an updated ensuite. The fully finished basement offers even more space, including a large family room with wood-burning stove, wet bar, and plenty of storage, plus an additional bedroom (non-egress window). Recent upgrades include: New shingles, full exterior paint job (including fence & deck) in 2023. New concrete driveway in 2024. Two high-efficiency furnaces & central A/C (2023) New garage door & opener (2022) This move-in ready home combines thoughtful updates with timeless comfort—don’t miss your chance to make it yours!