

# \$769,900 - 20 Bermuda Road Nw, Calgary

MLS® #A2204816

**\$769,900**

6 Bedroom, 4.00 Bathroom, 1,152 sqft  
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Charming Corner lot Bi-Level Property with Huge 160,000 dollars Reno upgrades. Check our 3D Virtual tour for quick preview and our excellent floor plans.

This home is perfect for an investor looking to generate immediate rental income or a first-time home buyer seeking a mortgage helper. Live in the upper unit and rent the lower unit for additional income, making home ownership even more affordable!

Welcome to this fantastic home at 20 Bermuda Road NW. This spacious property boasts two separate, fully-functional suites, each with its own private entrance. The legal suite is currently awaiting city confirmation, providing an excellent option for those looking to capitalize on rental income.

Key Features:

Total of 6 Bedrooms & 4 Full Bathrooms including 2 en suites

Huge main deck with Privacy fences + Hot Tub with Gazebo

Separate Entrances for both the upper and lower suites

Legal Suite Pending City Confirmation â€” a perfect investment opportunity



All New Windows including lower suite  
Egress ensuring safety and legal compliance

New 2 Central Air Conditioners, 2 Furnaces,  
2 fresh air exchange systems for year-round  
comfort

Oversized Detached Double Garage –  
perfect for additional storage or rental income

Previously Leased for \$2500 (upper unit)  
and \$2000 (lower unit), with \$500 for the  
garage

Located in a family-friendly neighborhood with  
easy access to amenities, schools, and  
transportation, it is the perfect blend of  
comfort, investment potential, and practicality.  
Don't miss out on this incredible  
opportunity!

Built in 1979

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2204816    |
| Price          | \$769,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,152       |
| Acres          | 0.12        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 20 Bermuda Road Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3K 1G6 |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Additional Parking, Alley Access, Double Garage Detached |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Quartz Counters   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air, Full, Sep. HVAC Units  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Courtyard, Private Entrance, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CP Realty Calgary Pros |
|----------------|------------------------|

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