

# \$638,800 - 171 Bermuda Way Nw, Calgary

MLS® #A2246741

**\$638,800**

3 Bedroom, 3.00 Bathroom, 1,154 sqft  
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

OPEN HOUSE: Saturday, August 9 from 1:30 PM to 3:30 PM | Sunday, August 10 from 2 PM to 5 PM. Step into a home where every detail has been thoughtfully updated for comfort, style, and everyday functionality. Offering 2,251 sq. ft. of developed living space, 3 bedrooms, 3 bathrooms, and an oversized double detached garage on a 4,370 sq. ft. lot, this property is truly move-in ready.

Youâ€™ll love the variety of outdoor living spaces, a large upper deck, covered pergola, sunny balcony, and ground-level patio, perfect for morning coffee, summer barbecues, or simply unwinding in privacy. The mature trees, hedges, and vibrant flowers set a warm, welcoming tone from the moment you arrive.

Inside, fresh vinyl plank flooring and abundant natural light create an inviting, modern feel. The living room centers around a brick wood-burning fireplace, while the dining area opens to a south-facing balcony for sunset views. The 20-foot kitchen, renovated in January 2025, boasts white cabinetry, quartz countertops + backsplash, and a central island with breakfast bar, a chefâ€™s dream and entertainerâ€™s delight. Two bedrooms on this level include the spacious primary with a 3-piece ensuite. On the same level, you will see a well-appointed 4-piece family bath comes complete with a tub for everyday ease. This home includes Major updates are complete, including a new roof (May 2025),



furnace (2021), and water tank (2024).

The lower level offers a bright, versatile recreation room with walkout access to the backyard, a third bedroom, 3-piece bath, and laundry/utility space. The basement adds a generous storage room to keep life organized.

The backyard is a private oasis with multiple seating areas, garden beds, and room for kids or pets to play.

Located in a friendly, well-connected community close to schools, parks, shopping, dining, and transit, with quick access to West Nose Creek Park, Nose Hill Park and Deerfoot Trail for an easy commute, this home blends space, style, and convenience in one exceptional package.

Built in 1979

**Essential Information**

MLS® #	A2246741
Price	\$638,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,154
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	171 Bermuda Way Nw
Subdivision	Beddington Heights
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 1H2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

### Exterior

Exterior Features	Balcony, Courtyard, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Fruit Trees/Shrub(s), Gazebo
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

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

### Listing Details

Listing Office	TREC The Real Estate Company
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