

# \$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	16
Zoning	R-CG

### **Listing Details**

Listing Office	CP Realty Calgary Pros
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