

\$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

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 Forced Air, Central
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Full, Partially Finished, Walk-Out

Exterior

Exterior Features Balcony, Private Entrance, Private Yard, Rain Gutters, Courtyard
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 6
Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.