

# \$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. Developed offers a living space, 3 bedrooms, 3 bathrooms, a rec room 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 garage 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, Fruit Trees/Shrub(s), Gazebo, Landscaped, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 8th, 2025  
Days on Market 26  
Zoning R-CG

### Listing Details

Listing Office TREC The Real Estate Company

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