

# \$629,900 - 7 Bernard Court Nw, Calgary

MLS® #A2267546

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,720 sqft  
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

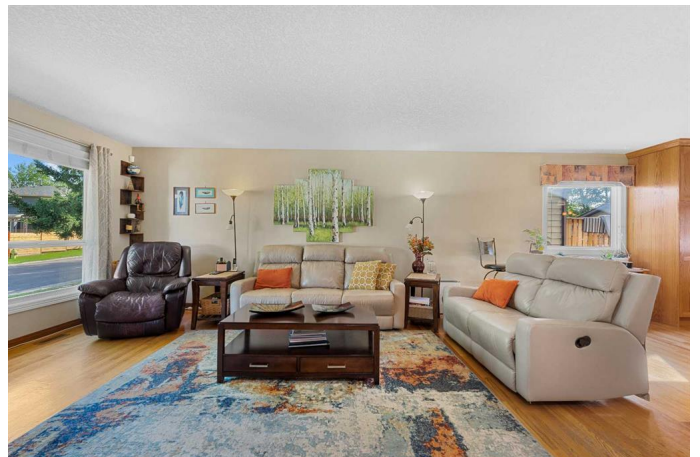
OPEN HOUSE SATURDAY NOVEMBER 22, 2 - 4 PM. Step inside this bright and beautifully reconfigured 4-level split, where thoughtful updates and inviting living spaces create the perfect blend of comfort and style. Youâ€™ll love the real hardwood floors, updated lighting, and newer windows that fill every room with natural light. Elegant French doors add a touch of sophistication and seamless flow throughout the home.

The open-concept oak kitchen is an entertainerâ€™s dream, featuring a center island with eating bar, ample cabinetry with built-in pot drawers, a pantry, and a charming corner china cabinet that enhances the adjacent dining area.

Retreat to the spacious primary suite, complete with double closets and a beautifully updated ensuite showcasing a large tiled stand-up shower and stone countertopsâ€”your own private spa experience.

The walkout level, open to the dining area above, offers a cozy family space with a built-in feature wall and wood-burning fireplace, plus direct access to the attached garage.

Step through the French doors to your west-facing backyard oasisâ€”private, treed, and professionally landscaped. Enjoy outdoor



living on the two-level Dura Deck, accessible from both the dining and family rooms—perfect for morning coffee or evening gatherings.

A large shed with alley access features an oversized garage-style door, ideal for storing outdoor equipment, quads, or snowmobiles. The parking pad easily accommodates up to a 22-foot trailer, and both the house and shed feature new asphalt shingles for peace of mind.

Downstairs, the spacious recreation room offers plenty of storage, including a crawl space, plus a laundry area with updated appliances and custom shelving. The flexible layout provides excellent potential for a future secondary suite (legal or illegal, subject to local bylaws).

This home truly combines thoughtful design, functionality, and outdoor enjoyment—ready for you to move in and make it your own.

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2267546      |
| Price          | \$629,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,720         |
| Acres          | 0.10          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 Bernard Court Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 2B3            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Wood Burning                                                                                     |
| Has Basement      | Yes                                                                                              |
| Basement          | Full                                                                                             |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Storage                                      |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Metal Siding                          |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 22                 |
| Zoning         | R-CG               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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