

# \$709,900 - 7 Bernard Place Nw, Calgary

MLS® #A2252866

**\$709,900**

4 Bedroom, 3.00 Bathroom, 1,928 sqft  
Residential on 0.13 Acres

Beddington Heights, Calgary, Alberta

Welcome to 7 Bernard Place NW!

Tucked away on a quiet cul-de-sac, this beautifully maintained home offers nearly 1,945 sq. ft. of living space plus a fully finished basement—perfect for growing families or those who love to entertain.

The main floor boasts a beautiful formal living and dining area with soaring vaulted ceilings. Across the back of the main floor you will find a breakfast nook & spacious kitchen with ample cupboard and counter space, and a large window overlooking the backyard. A cozy family room with a wood-burning fireplace opens onto a huge landscaped yard with a generous deck—ideal for gatherings. Completing the main floor is a versatile bedroom (currently used as an office), a half bath, and a convenient mudroom with laundry directly off the garage.

Upstairs, you™ll find two spacious bedrooms with a beautifully renovated full bathroom, along with a large primary suite featuring an updated ensuite.

The fully finished basement offers even more space, including a large family room with wood-burning stove, wet bar, and plenty of storage, plus an additional bedroom (non-egress window).

Recent upgrades include:



New shingles, full exterior paint job (including fence & deck) in 2023. New concrete driveway in 2024.

Two high-efficiency furnaces & central A/C (2023)

New garage door & opener (2022)

This move-in ready home combines thoughtful updates with timeless comfort—don’t miss your chance to make it yours!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252866    |
| Price          | \$709,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,928       |
| Acres          | 0.13        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 7 Bernard Place Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K2B8             |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Central Vacuum, Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s), Vinyl Windows                                            |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                               |
| Cooling           | Central Air                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                      |
| Fireplaces        | Basement, Family Room, Wood Burning, Wood Burning Stove                                                                                                |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                         |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                    |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Cedar, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 21                  |
| Zoning         | R-CG                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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