

# \$674,900 - 7 Bernard Court Nw, Calgary

MLS® #A2248242

**\$674,900**

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

Beddington Heights, Calgary, Alberta

Beautifully reconfigured 4-level split with bright, open living spaces, newer windows throughout, real hardwood floors, updated lighting, and elegant French doors.

The open concept oak kitchen features an island with eating bar and ample storage including built in pot drawers, pantry and corner china cabinet in the dining room.

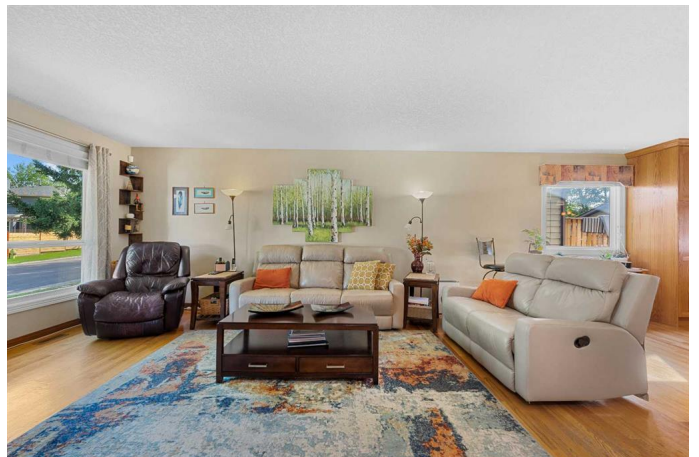
Huge primary suite with double closets and updated ensuite offering a large stand up shower with stunning tile surround and stone countertop.

The walkout level is open to the above dining area and features a built in with wood-burning fireplace feature and easy access to the attached garage.

French doors lead to the west-facing backyard. The yard is an outdoor oasis—private, treed, and landscaped—with a newer two-level Dura Deck offering walkout access from both the dining room and the family room.

The large shed with alley access offers an oversized garage-style door perfect for loading outdoor equipment including quads or snowmobiles. Parking Pad can accommodate up to a 22 foot trailer. New asphalt shingles on house and shed.

Basement level includes a large recreation



room with tons of storage including a crawl space, and laundry room with updated appliances and shelving.

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248242      |
| Price          | \$674,900     |
| 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        | Finished, 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    | August 13th, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |

## Listing Details

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

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