

\$675,000 - 195 Bernard Drive Nw, Calgary

MLS® #A2240730

\$675,000

3 Bedroom, 3.00 Bathroom, 1,928 sqft

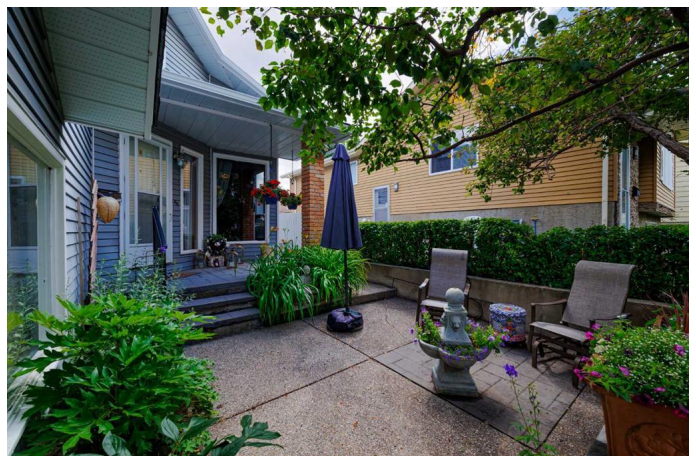
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Welcome to this meticulously maintained, lovingly cared for family home in the wonderful community of Beddington—where timeless design, thoughtful upgrades, and everyday comfort come together effortlessly. Homes of this caliber rarely come to market!

Ideally situated in a sought-after location near major roadways, walking distance to schools, shopping, and every amenity you could need, this home offers incredible curb appeal. A beautifully landscaped front garden, with an inviting courtyard, and a striking mix of aluminum and brick siding set the tone. The exposed aggregate driveway with brick accents adds a special touch, welcoming you to nearly 2,000 sqft of exceptionally cared-for living space.

Enjoy morning coffee or evening chats with neighbors on the charming front patio, then step inside to be greeted by soaring vaulted ceilings and skylights that flood the interior with natural light. A spacious front foyer leads you into a graceful formal living and dining area featuring custom ceiling detail—perfect for hosting or enjoying a quiet night in. The heart of the home is a stunning, upgraded kitchen equipped with rich custom wood cabinetry, luxurious granite countertops, newer stainless steel appliances, and a picturesque bay window overlooking the lush garden. Whether you're prepping a quick meal or entertaining a crowd, this kitchen blends style and practicality—and even offers room for a movable island or breakfast table. Just off the



kitchen, step outside to a private, beautifully landscaped backyard with a two-tiered deck with a gas line, fire pit area and unbelievable gardens—an ideal setting for relaxing or entertaining at the end of the day. A sunken family room nearby offers a cozy retreat, centered around a wood-burning fireplace with decorative tile surround and warm wood panel accents. Rounding out the main level are a convenient 2-piece powder room, laundry room, and direct access to an oversized double attached garage. Up the stunning staircase, you’ll find three spacious bedrooms, including a tranquil primary suite with vaulted ceilings, a spa-inspired updated 3-piece ensuite, and a generous closet area. Two additional well-sized bedrooms and a full bathroom complete the upper level. The unfinished basement offers excellent potential for future development, along with ample storage space. Additional updates include a newer roof and soffit, newer furnace and refrigerator! Lovingly maintained and tastefully updated, this home is a true gem—a perfect blend of quality, location, and charm.

Built in 1985

Essential Information

MLS® #	A2240730
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

Community Information

Address 195 Bernard Drive Nw
Subdivision Beddington Heights
City Calgary
County Calgary
Province Alberta
Postal Code T3K 2B6

Amenities

Parking Spaces 4
Parking Double Garage Attached, Front Drive, Oversized, Aggregate
of Garages 2

Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Storage
Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave, Refrigerator, Washer
Heating Fireplace(s), Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning Stove
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Uncovered Courtyard
Lot Description Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Interior Lot
Roof Asphalt Shingle
Construction Brick, Wood Frame, Aluminum Siding
Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025
Days on Market 80
Zoning R-CG

Listing Details

Listing Office RE/MAX First

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