

# \$629,000 - 51 Bearberry Bay Nw, Calgary

MLS® #A2250350

**\$629,000**

3 Bedroom, 3.00 Bathroom, 1,166 sqft  
Residential on 0.11 Acres

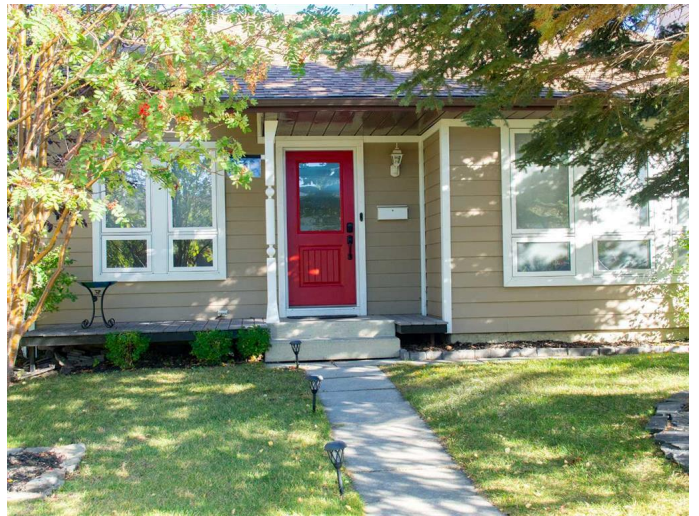
Beddington Heights, Calgary, Alberta

Welcome to this lovely three-level split detached home, perfectly situated on a quiet cul-de-sac in the highly desirable community of Beddington Hills. Offering a thoughtful blend of comfort, style, and modern upgrades, this home provides both functionality and charm, with easy access to local amenities, parks, schools, and major routes.

The main level showcases beautiful hardwood floors that create a warm and inviting atmosphere, while the lower level features heated tile floors, adding a touch of luxury and year-round comfort. The heart of the home is the beautifully renovated kitchen, completed in 2021, featuring quartz countertops, custom maple cabinetry, a stylish tile backsplash, and top-of-the-line stainless steel appliances—an ideal space for cooking, entertaining, and gathering with family.

The property also offers an oversized double detached garage, providing ample space for vehicles, storage, or hobbies, along with additional room for RV parking. Recent upgrades ensure peace of mind for the future, including a new roof on both the house and garage in 2025 with Class 4 impact-resistant shingles, as well as R50 attic insulation for improved energy efficiency.

Set in a quiet location, this home is move-in ready and thoughtfully updated for today's lifestyle. With its welcoming layout, high-quality



finishes, and unbeatable location, it presents a rare opportunity to own a beautifully maintained home in one of Calgary's most family-friendly communities.

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250350      |
| Price          | \$629,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,166         |
| Acres          | 0.11          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 51 Bearberry Bay Nw |
| Subdivision | Beddington Heights  |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 1R6             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Electric Range, Microwave |

|                 |                                              |
|-----------------|----------------------------------------------|
| Heating         | Fireplace(s), Central, Natural Gas           |
| Cooling         | Central Air, ENERGY STAR Qualified Equipment |
| Fireplace       | Yes                                          |
| # of Fireplaces | 1                                            |
| Fireplaces      | Mantle, Wood Burning                         |
| Has Basement    | Yes                                          |
| Basement        | Finished, Full                               |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Yard           |
| Lot Description   | Back Yard, Garden, Cul-De-Sac  |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame, Cement Fiber Board |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 41                |
| Zoning         | SR                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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