

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

MLS® #A2240730

## \$675,000

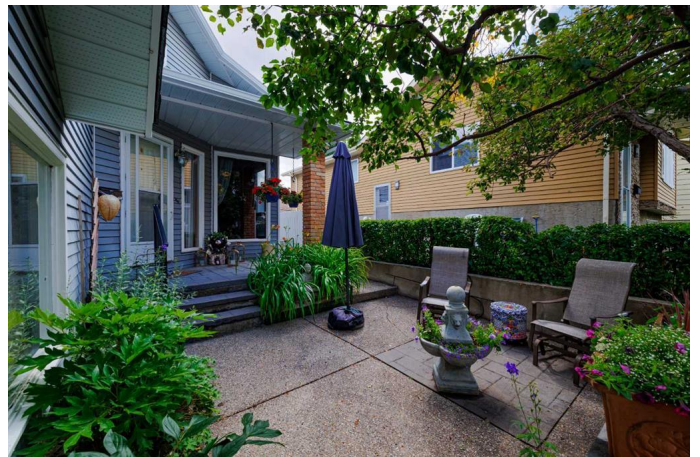
3 Bedroom, 3.00 Bathroom, 1,928 sqft  
Residential on 0.10 Acres

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 gardensâ€”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, youâ€™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! Lovingly maintained and tastefully updated, this home is a true gemâ€”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, Microwave, Refrigerator, Washer, Freezer  
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, Garden, Uncovered Courtyard, Fire Pit  
Lot Description Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Brick, Wood Frame, Aluminum Siding  
Foundation Poured Concrete

### Additional Information

Date Listed July 17th, 2025  
Days on Market 2  
Zoning R-CG

**Listing Details**

Listing Office                RE/MAX First

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