

# \$539,900 - 39 Bearberry Crescent Nw, Calgary

MLS® #A2258760

**\$539,900**

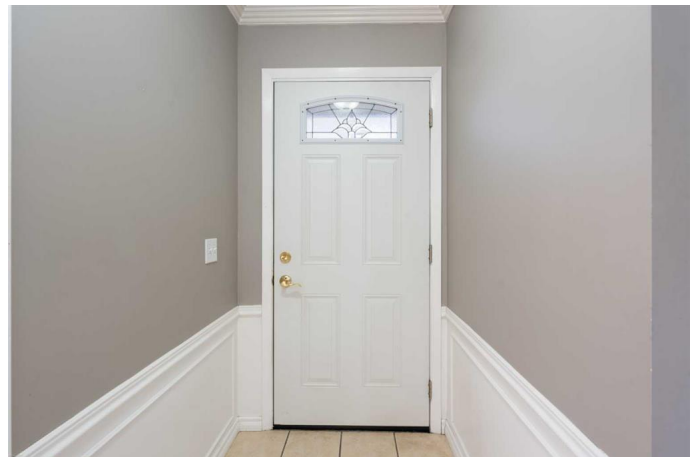
5 Bedroom, 3.00 Bathroom, 1,047 sqft  
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Mark your Mark in Beddington Heights. Welcome to this well-loved family home featuring a large private west-facing backyard with mature trees, backing directly onto a greenbelt. This 3-bedroom raised bungalow is in excellent condition and offers a fully developed basement with 2 additional bedrooms and a wet bar—perfect for extended family or entertaining. The home has seen many thoughtful upgrades, including a new roof (2025), a new primary ensuite (2025), and Econoline triple-pane vinyl windows and doors (2014). Exterior updates include vinyl siding, soffit, and fascia (2014), while inside you’ll find neutral paint and a refreshed lower-level shower (2014). A cozy gas fireplace with stone surround and custom mantle (2017) warms the living room, and a new hot water tank (2018) adds peace of mind. Conveniently located close to public transit, Nose Hill Park, shopping, and just 15 minutes from downtown, this property is ideal for families seeking comfort and accessibility. And if you’re looking for more parking, the north side of the lot offers the possibility of adding a side drive. The rear entrance gives this home a great opportunity to create a suite in the basement with a separate entrance. This home is in wonderful condition and is move-in ready!

Built in 1980

## Essential Information



MLS® #	A2258760
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,047
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	39 Bearberry Crescent Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1P9

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 21st, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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