

# \$519,900 - 39 Bearberry Crescent Nw, Calgary

MLS® #A2258760

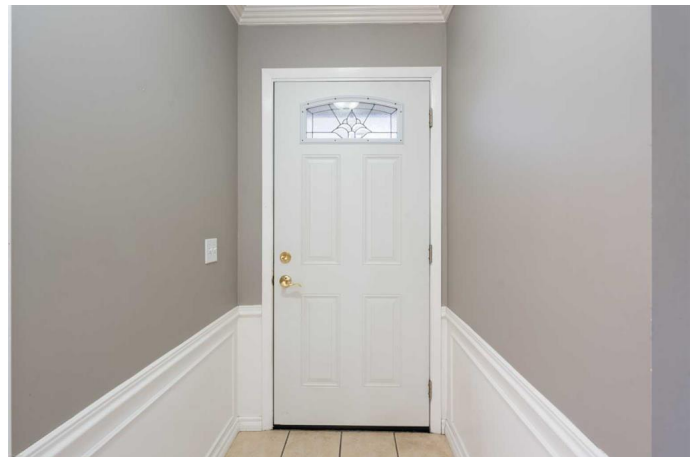
**\$519,900**

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. A secondary suite would be subject to approval and permitting by the city/municipality. This home is in wonderful condition and is move-in ready!

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258760    |
| Price          | \$519,900   |
| 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 |
| Days on Market | 33                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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