

# \$385,000 - 62 Beacham Way Nw, Calgary

MLS® #A2085893

**\$385,000**

3 Bedroom, 3.00 Bathroom, 1,326 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to 62 Beacham Way NW. This exceptional 4 LVL split duplex, constructed in 1980, offers three spacious bedrooms and 2 1/2 baths. Additionally, this 1300+ sq. ft. gem resides in the highly sought-after Beddington northwest community. Numerous upgrades have been incorporated into this residence, ensuring your peace of mind and comfort. A new dishwasher was installed in 2022, while the garage door with side opener was replaced in 2016. The hot water tank 2016, roof replaced 2017, courtesy of the diligent condo corporation. In 2021, the exterior received a fresh coat of paint, preserving its immaculate appearance. Finally, the parking was renewed in 2022, further demonstrating the condo corporations effectiveness. This exceptional unit enjoys the privilege of its own street address and driveway, along with an oversized heated double attached garage, providing added security and convenience. The front yard is generous leading to your private entrance, while the backyard provides a serene space to relax and unwind. Surrounded by athletic parks and green spaces, you'll relish the tranquility and natural beauty that envelops this property. Perfect for young families or children. For those who appreciate outdoor living, two balconies at the front and a deck at the rear offer opportunities for outdoor enjoyment. Tall, mature trees ensure a sense of seclusion, creating an intimate atmosphere to savor. Traffic around the property is minimal yet accessibility is



excellent with all major amenities close by.  
Pets are warmly welcomed with approval,  
reflecting the flexibility of this well-managed  
community. With reasonable condo fees and a  
solid management company in place, you'll  
have peace of mind knowing that your  
investment is well-cared for.

Built in 1980

**Essential Information**

|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2085893                    |
| Price          | \$385,000                   |
| Sold Price     | \$383,500                   |
| Bedrooms       | 3                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 2                           |
| Half Baths     | 1                           |
| Square Footage | 1,326                       |
| Acres          | 0.00                        |
| Year Built     | 1980                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Sold                        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 62 Beacham Way Nw  |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 5K4            |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | None                                                                           |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Mixed, Wood Burning                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Unfinished                                                                      |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                  |
| Lot Description   | Front Yard, Lawn, Landscaped, Level, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                             |
| Construction      | Wood Frame, Wood Siding                                     |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 6th, 2023  |
| Date Sold      | October 27th, 2023 |
| Days on Market | 21                 |
| Zoning         | M-C1 d38           |
| HOA Fees       | 0.00               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX IREALTY INNOVATIONS |
|----------------|----------------------------|

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