

\$449,900 - 99 Beddington Crescent Ne, Calgary

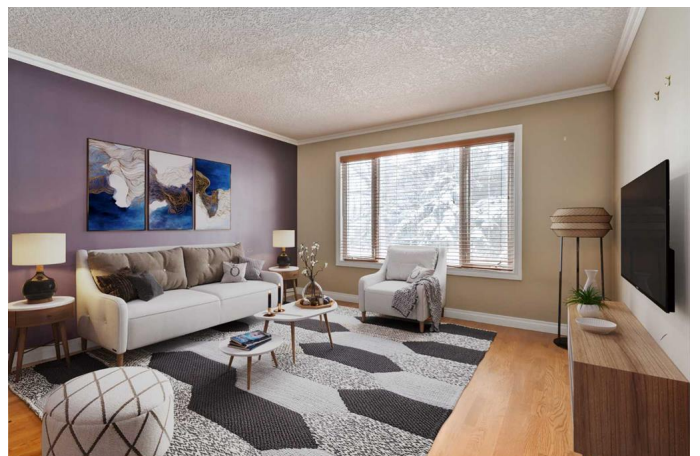
MLS® #A2090090

\$449,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Here's your chance to own a SOLID FAMILY HOME in Beddington Heights, a desirable and established Northwest and Northeast community of Calgary. Situated in a GREAT QUIET LOCATION, this charming bungalow boasts over 2,000 sq ft of developed living space that features a BRIGHT & WELCOMING living, dining and kitchen main floor plan. Offering 3 BEDROOMS and 1.5 BATHROOMS, the spacious layout is PERFECT for any GROWING FAMILY or anyone that loves mainly living on one floor with no stairs. The main floor boasts a combined kitchen and dining area, creating a seamless flow for everyday living and entertaining – plus enjoy easy access to a LARGE West facing backyard to enjoy the afternoon and evening sun. The wonderfully UPDATED KITCHEN offers well maintained stainless steel appliances, beautiful white cabinetry with ample storage space, and a kitchen island for extra counterspace to prepare all of your delicious dishes!! The dining area features a beautiful built-in bench and shelving unit - creating a CHARMING space to host friends and family. All 3 bedrooms are great in size and offers good closet spaces and large windows for abundance of natural light. You'll LOVE the spacious living room complete with a large East facing window to enjoy the morning sun and creating a cozy space LOUNGE and RELAX. With a WEST and EAST exposure and lots of windows all around, an



ABUNDANCE of NATURAL LIGHT flows into the home all day long. A desirable and great sized WEST BACKYARD gives ample room for outdoor living and enjoying the afternoon sun PLUS enough space to build a potential detached double garage in the future. As you explore further, youâ€™ll discover a fully finished basement that includes a HUGE recreation/family room, an updated half bathroom, a generous laundry area, and plenty of storage and endless possibilities for making the basement your very own!! This home is currently being offered in AS-IS WHERE-IS condition and will need a little TLC to make it the perfect home. The mechanicals and windows have been updated. Located in close proximity to the renowned Nose Hill Park, great schools, public transit, amazing restaurants, shopping centers, this home offers convenience and great access to an array of amenities. Donâ€™t miss the chance to make this wonderful and charming bungalow your own and enjoy the PERFECT blend of comfort, character, and location!! Furthermore, this home is located nearby playgrounds and parks plus a concentrated shops, groceries and amenities area along Centre Street for all your living needs and essentials. The community of Beddington Heights is bounded by Berkshire Boulevard to the North, Beddington Trail to the East, Beddington Boulevard to the South, and 14th Street W to the West â€“ making it the PERFECT COMMUNITY for easy daily commutes. A MUST SEE and A MUST OWN!! CALL TODAY to book your PRIVATE TOUR!!

Built in 1980

Essential Information

MLS® #	A2090090
Price	\$449,900
Sold Price	\$447,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	99 Beddington Crescent Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1N4

Amenities

Parking Spaces	1
Parking	Driveway, Parking Pad

Interior

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 6th, 2023
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MAXWELL CAPITAL REALTY
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