

\$568,000 - 39 Bedridge Way Ne, Calgary

MLS® #A2108677

\$568,000

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

****Back on the market, due to financing *****

DIRECTLY ACROSS FROM A HUGE PARK |
ILLEGAL BASEMENT SUITE w/ SEPARATE
ENTRANCE | CENTRAL AC TO STAY COOL
DURING OUR HOT SUMMERS | ROOM TO
BUILD YOUR DREAM GARAGE |

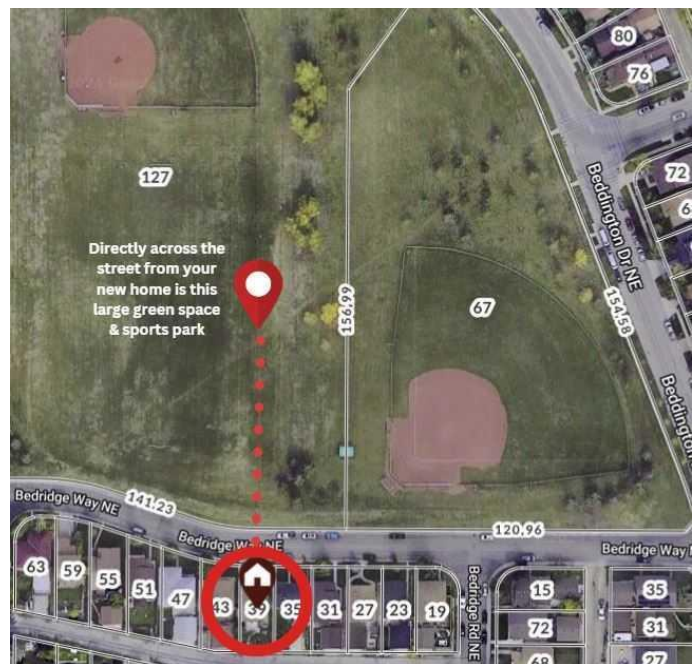
PRACTICALLY EVERYTHING UPDATED OR
REPLACED | SCHOOLS OF ALL LEVELS |
WALKING DISTANCE TO NOSE HILL PARK

& SO MUCH MORE! We proudly present to
you 39 Bedridge Way NE, ideally situated
across from a massive park and sports fields

“the perfect family home and/or the
picture-perfect home for the savvy investor.

This 3+1 bedroom home offers its new owners
an updated home including all of the big ticket
items having been replaced: Furnace (Dec 31,
2021), Central AC (2022), new roof (Fall
2022), all but 2 windows replaced (2022), hot
water tank (2019), new fencing (Summer
2023), brand new front sidewalk and steps
poured & new side & rear retaining walls
(2023). On arriving, you will be drawn in by the
curb appeal “including the front brick finish.
Opening the front door, you will fall in love with
the open concept - showcasing the living
room, where you will appreciate looking out
your front living room window at the huge
green space & park! The updated kitchen, with
new SS Samsung appliances (2022), offers a
very bright, spacious, and functional space.

The kitchen window was enlarged when it was
replaced. You can enjoy a peaceful night’s
sleep with the primary bedroom at the back of



the home! The updated bathroom separates the primary bedroom from the other 2 bedrooms, offering fantastic spaces for the kids, guest rooms and/or home office. The front bedroom also had its window made larger when the windows were replaced! Heading to the basement is a charming illegal basement suite. The basement kitchen was updated & offers a bright and spacious eat-in kitchen. The basement living room is large, offering plenty of space for furniture + a gorgeous wood-burning fireplace (cleaned and inspected in 2019 & exterior brick and chimney crown repaired in 2023). Within the illegal suite is a massive bedroom + walk-in closet, offering plenty of storage options. The basement bathroom was renovated in Feb 2023. The large utility room completes the basement, offering a newer washer/dryer and plenty of storage, including 2 cabinets with locks. The washer and dryer are well situated, allowing both up and down to have access to the common laundry room. Back outside, you will enjoy your sunny & private SOUTH-Facing backyard, complete with a fire pit, a gorgeous apple tree with amazing white flowers & 2 sheds, as well as backlane access. A new awning installed over the deck in 2023 offers shade and the perfect place to relax! You will fall in love, with not only this home but also its location, which is complimented by amazing neighbours! Beddington Heights offers amenities of all sorts “close to multi-transit routes, schools of all levels, plenty of shopping, major roadways, recreation facilities and so much more!

Built in 1979

Essential Information

MLS® #	A2108677
Price	\$568,000
Sold Price	\$568,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	39 Bedridge Way Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1M2

Amenities

Parking	None, On Street
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Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Awning(s), Fire Pit, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Private, See Remarks
Roof	Asphalt Shingle

Construction	Brick, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 4th, 2024
Days on Market	11
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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