

# \$499,000 - 47 Beddington Rise Ne, Calgary

MLS® #A2118252

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,262 sqft  
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

This clean, spacious, well cared for bungalow has been owner occupied since 2003. The expansive and open kitchen features recessed lighting, granite counters, cabinet upgrades and premium appliances. An island with a breakfast bar bridges the gap between the kitchen and dining room where there are patio doors that open to a secluded and private stone patio, perfect for barbequing. The bathrooms feature premium fixtures and custom tile work. The West facing back yard is beautifully landscaped with a firepit, stone patio and pergola. This home is the ideal layout for someone that wanted to create a basement rental, with a rear entrance that could easily be separated from the upstairs living space. This one will not disappoint and is one of the best you will find in the price range.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2118252  |
| Price          | \$499,000 |
| Sold Price     | \$606,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,262     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 47 Beddington Rise Ne |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1N1               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 1                                 |
| Parking        | Oversized, Single Garage Detached |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Private |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Mixed, Wood Frame                                                   |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2024 |
| Date Sold      | March 31st, 2024 |
| Days on Market | 3                |
| Zoning         | R-C1             |

HOA Fees                      0.00

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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