

\$639,000 - 3 Bedford Circle Ne, Calgary

MLS® #A2134952

\$639,000

6 Bedroom, 2.00 Bathroom, 1,136 sqft
Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

Fantastic opportunity to own a single-family home in the renowned community of Beddington. This updated & upgraded 4-level split detached home boasts over 2,000+ sq ft of developed living space, 6 bedrooms, two kitchens, two full bathrooms, a rear separate entrance for the lower level rental, and an oversized double garage. The main floor features a west living room with three windows, a formal dining room, and a very functional enclosed eat-in kitchen. The updated oak kitchen cabinetry, granite countertops plus the brand new stove & microwave make it a dream place for a gourmet.

Walking up the oak hardwood stairs, you come to the upper level where you will find three cozy bedrooms and a 4 piece bathroom. All bedrooms are replaced with vinyl windows. Both the main floor and upper level are upgraded with oak hardwood flooring. The lower level is purposely separated into two large bedrooms and an extra-large closet in the hallway. Two large windows serve the rooms.

Coming to the finished basement, you will find one bedroom (with a non-egress window), a huge eat-in kitchen (Illegal), one 4-pc full bathroom, and a big furnace/laundry room. Laminate flooring completes the basement. The south side yard provides you with a huge green space for your kids's activities. The oversized garage (24'x 24') has a concrete pathway around it. One pathway



leads you to the rear door for separate entrance purposes if you rent the lower level to cover your mortgage.

Taking the advantage of CORNER LOT, you have ample parking for another 3 vehicles on both the south and west sides.

Recent updates include a new roof (2023 August), hot water tank (2023 November), electrical stove (2024 May), microwave (2024 May), and a portion of a new fence on the north side. This home is move-in ready and awaits the new owner.

Ideally located in such a great spot, you can hop on the Deerfoot Trail in two minutes and drive three minutes to the Beddington shopping Centre and Centre Street.

This home will be the perfect choice no matter whether you are living in or living up-renting down. Don't miss out on the opportunity before it's gone. Explore the 3D virtual link for more details.

Built in 1979

Essential Information

MLS® #	A2134952
Price	\$639,000
Sold Price	\$625,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3 Bedford Circle Ne
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Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1K9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Front, Oversized, See Remarks

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	July 15th, 2024
Days on Market	52
Zoning	RC-1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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