

\$499,999 - 53 Beacham Way Nw, Calgary

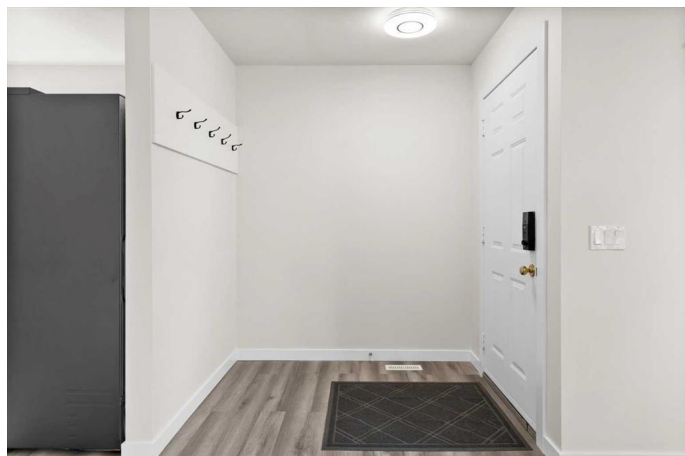
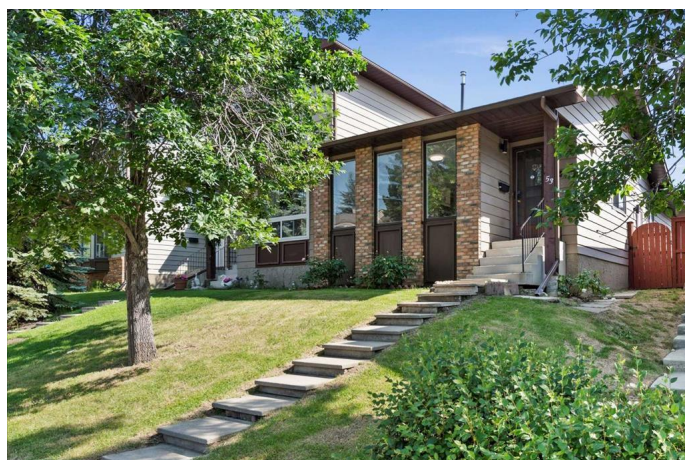
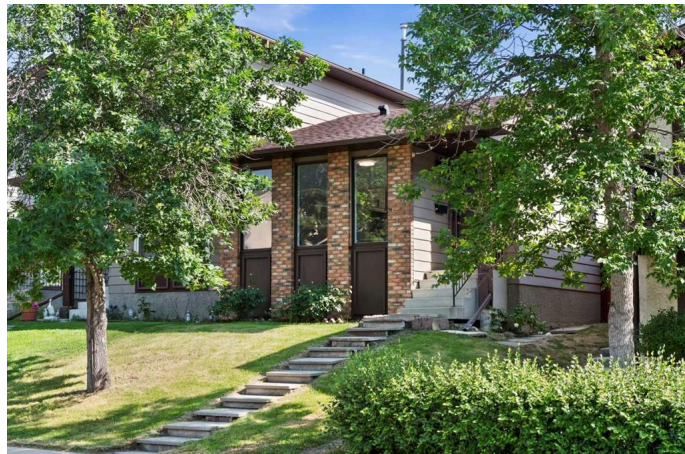
MLS® #A2137912

\$499,999

4 Bedroom, 2.00 Bathroom, 995 sqft
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Are you looking for an updated home that has major updates, no condo fees, and still has room for equity growth with investment? How about steps from playgrounds and greenspace, minutes from Nose Hill Park? Conveniently located in the family friendly community of Beddington Heights, this bungalow duplex has been given a main floor renovation and has had all its utilities updated as part of the Greener Homes initiative. On a tree lined street, welcome to your new home with space for the kids and a fully fenced South facing yard awaiting your green thumb. Durable LVP flooring spans your main living area and compliments the kitchen that was fully renovated in 2024. A modern design with shaker cabinets, built in oven and microwave, gas cooktop, subway tile backsplash – this kitchen is ready for mealtime, just pull the ingredients from the French Doors of your oversized refrigerator. There is storage aplenty with a movable island and built in storage on both sides of the peninsula island. The family can gather in the bright front living room framed by 3 large windows. Three bedrooms plus an updated 4-piece bathroom occupy the rear of this home, with two overlooking the back yard, and the design of this home ensures all bedrooms do not share walls with the attached property. Downstairs is a canvas ready for your design eye but is still conveniently useable. The large rec room offers room for movie nights or an epic playroom. A fourth bedroom/den and a



four-piece bathroom are available at your convenience. In 2024, the furnace, hot water tank and heat pump AC were installed as part of the Greener Homes initiative, making this home more efficient than most new homes. At the same time, a new washer and dryer were added, and this area is great for storage including a second refrigerator and deep freeze, plus the home has smart home capacity with keyless entry, doorbell camera, thermostat, Nest smoke/Co2 sensor, flood sensor and side door camera. The large south facing yard had the fence redone in 2023, and a paving stone patio is ready for your summer nights, plus there is room for you to build a garage with alley access. The shingles were replaced in 2017, and several of the windows have been redone over the years. This affordable option blends modern updated with future potential. Call your favourite agent and schedule a showing before She Gonâ€™™.

Built in 1980

Essential Information

MLS® #	A2137912
Price	\$499,999
Sold Price	\$500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	53 Beacham Way Nw
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Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1R7

Amenities

Parking	Off Street
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Interior

Interior Features	Breakfast Bar, Kitchen Island, Quartz Counters
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 23rd, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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