

\$579,900 - 51 Bedford Circle Ne, Calgary

MLS® #A2152514

\$579,900

4 Bedroom, 3.00 Bathroom, 1,110 sqft

Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

This is it! Welcome to this lovely 4-level split FULLY-FINISHED home in the heart of Beddington. This home sits on a huge lot with a MASSIVELY OVERSIZED HEATED 30' X 28' DOUBLE DETACHED GARAGE that features a 12' Ceiling Height, 100 amp Electrical Panel, and a Gas Heater, PLUS an RV/Trailer parking beside the garage, and a large SE facing backyard that would be perfect for relaxing or entertaining. As you walk in, you will notice the LAMINATE FLOORING throughout the main floor including the stairs to the upper floor and 3 bedrooms upstairs. The OPEN-CONCEPT main floor includes the VAULTED CEILING in the living room with a wood-burning FIREPLACE, a kitchen with a flushed kitchen island for those quick bites and the dining area. Upstairs include a full bathroom and 3 bedrooms including the Primary Bedroom with an ENSUITE HALF BATHROOM. The 3rd level has a SEPARATE SIDE ENTRY DOOR and includes a large FAMILY ROOM, a 4th bedroom, and another bathroom with a shower. The 4th level/basement includes another large GAMES/ENTERTAINMENT room, laundry and utility area. Updates include a HIGH-EFFICIENCY FURNACE (Feb 2023), an updated Electrical Panel, BRAND NEW ROOF SHINGLES (June 2024), and a movable backyard patio. This home is situated in a prime location, close to many amenities, a shopping centre, Nose Hill Park, and major bus routes that offer great access to the City



all around. Come and see to appreciate!

Built in 1979

Essential Information

MLS® #	A2152514
Price	\$579,900
Sold Price	\$631,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,110
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	51 Bedford Circle Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1K9

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Oversized, RV Access/Parking

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Fireplace(s)

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 8th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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