

# \$579,000 - 36 Beddington Circle Ne, Calgary

MLS® #A2165278

## \$579,000

5 Bedroom, 3.00 Bathroom, 1,264 sqft  
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Here is good one! This four level split has been lovingly cared for by the current owners for over the past 40 years. It shows pride of ownership. Off the entrance level foyer is a generous living room with a big 4 panel bay window flanked by a large kitchen/ dining room. These areas all have shiny hardwood floors. The upper bedroom level has two bedrooms, one with a fabulous murphy bed, a 4pc main bath and the spacious master suite with its 3 pc ensuite bath and double closets. Down one floor from the main level we have a fourth bedroom, a rec/family room perfect for movie watching or entertaining another 3pc bath and laundry room. This level also has a walk up back door to the rear yard. A 5th bedroom (has legal egress window)/ crafting room shares the basement with a large storage area and utility room, as well as access to a massive storage crawl space under the lower level. In the back yard is a nice patio, a graveled parking pad and an oversized single garage, with work benches. Both the front and rear yards are nicely landscaped. Some updates over the years have been all new windows, new ensuite bathroom, hardwood floors, tiling, carpets and tons of pot lights just to name a few. Overall a very nice place to call home!

Built in 1980

## Essential Information



MLS® #	A2165278
Price	\$579,000
Sold Price	\$570,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### **Community Information**

Address	36 Beddington Circle Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1K6

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 11th, 2024
Date Sold	September 21st, 2024
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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