

\$559,900 - 272 Beddington Circle Ne, Calgary

MLS® #A2173227

\$559,900

4 Bedroom, 4.00 Bathroom, 1,494 sqft
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

****Open House Oct 19 Saturday 2:30pm to 4:30pm**** Experience the best of community living in this beautiful two-storey single-family home, ideally situated on a quiet street in the heart of Beddington. This residence offers convenient access to shopping malls, excellent schools, health centers, and transportation, providing both comfort and accessibility. The property features a brand new roof and west facing siding will be replaced. Enjoy spacious front and back yards, including a sunny, flat backyard perfect for gatherings, gardening, and outdoor activities. Inside, the inviting layout includes a functional kitchen with a cozy breakfast area and a bright living room enhanced by large windows. The home has been freshly painted, adding to its welcoming atmosphere. With 4 spacious bedrooms and 3 baths, there's plenty of room for everyone. Recent upgrades include a stylish quartz countertop, new washer and dryer, new furnace, and new stainless steel stove. Located just a short walk from bike paths, grocery stores, dining options, daycare facilities, and both Catholic and public elementary schools, you'll also enjoy easy access to downtown, Deerfoot Trail, and the airport. This home is ready for immediate possession, allowing you to move in right away! Don't miss out on this perfect blend of comfort, accessibility, and community—schedule your viewing today!

Built in 1981



272 Beddington Cir NE, Calgary, AB

Main Building: Total Exterior Area Above Grade: 1493.80 sq ft



Main Floor
Exterior Area 744.75 sq ft

2nd Floor
Exterior Area 748.05 sq ft

Basement (Below Grade)
Exterior Area 677.51 sq ft

While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/10/15

iGUIDE

Essential Information

MLS® #	A2173227
Price	\$559,900
Sold Price	\$552,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,494
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	272 Beddington Circle Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1K7

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Garage Control(s), Refrigerator, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
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Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 16th, 2024
Date Sold	October 29th, 2024
Days on Market	12
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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