

\$569,900 - 159 Bedford Drive Ne, Calgary

MLS® #A2178619

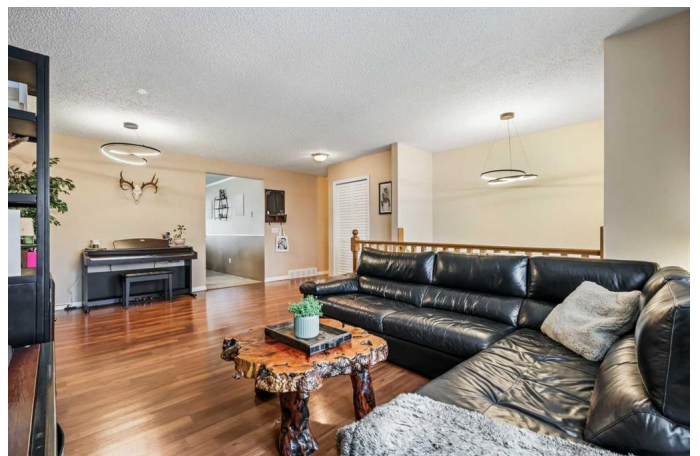
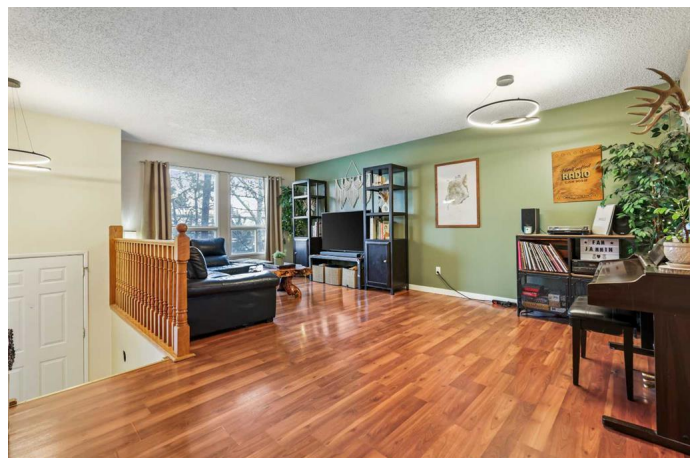
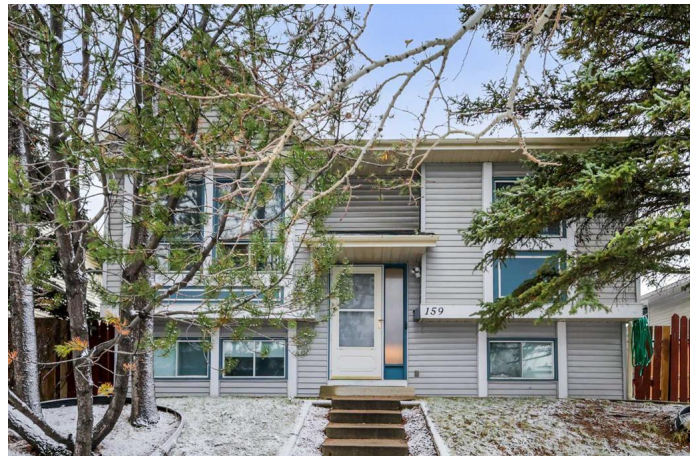
\$569,900

6 Bedroom, 2.00 Bathroom, 1,069 sqft
Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

*** OPEN HOUSE NOV 17 SUNDAY 1-3PM ***

Welcome to this beautifully designed bi-level home, featuring 6 BEDROOMS, 2 full bathrooms, and a fully finished basement with a kitchenette/ illegal suite—ideal for extended family or as an investment property. The main floor includes 3 bedrooms, while the basement adds an additional 3, offering plenty of space and privacy. The main floor boasts an open-concept layout in the living room, enhanced by large picture windows that fill the space with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen features oak cabinetry, updated backsplash, generous counter space, and a large eating area. A door from the kitchen leads to a southwest-facing covered deck, perfect for enjoying BBQ's or relaxing in the privacy of your backyard. With 3 additional bedrooms and large basement windows, the lower level feels bright and welcoming, adding flexibility for guests or tenants. The fenced yard is surrounded by beautiful, mature trees, providing privacy and a peaceful setting. An oversized double garage offers secure parking for two vehicles, with an additional RV parking pad beside it. Conveniently located within walking distance of bus stops and shopping, this home combines tranquility with accessibility, making it a fantastic choice for family living or as a rental investment. Several updates over the recent years include: New turf and rock landscaping in 2020. NEW High Efficiency FURNACE in 2021. NEW ROOF on



house and garage in 2022. New kitchen appliances in 2022. New upper deck flooring, garage door opener and some newer fencing on the west side in 2024. Donâ€™t miss this wonderful opportunity!

Built in 1983

Essential Information

MLS® #	A2178619
Price	\$569,900
Sold Price	\$560,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	159 Bedford Drive Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K2N9

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, RV Access/Parking

Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Dryer, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Rectangular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2024
Date Sold	November 18th, 2024
Days on Market	6
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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