



**27 Beddington Road NE**  
**Calgary, Alberta**

**MLS # A2295412**



**\$669,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,547 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated, Off Street, Oversized, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Re		

<b>Heating:</b>	High Efficiency, Fireplace Insert, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Separate Entrance, Wired for Data		

**Inclusions:** Garage Gym

Location, location, location!!! Welcome to this exceptional custom-built and unique Beddington gem!, in the desirable community of Beddington Heights. Move-in ready home, and a rare opportunity to own a beautifully maintained and renovated walkout in one of north central Calgary's most established family communities, quiet and peaceful neighborhood, and a very well cared for home, with over 2,000 sq. ft. of living space, a total of 4 bedrooms, 3 full baths, and new triple glaze windows. The house features and boasts with a bright and spacious layout, generous living areas, large balcony and windows that flood the space with natural light. This property offers a perfect blend of comfort, functionality, and convenience. The house is perfectly situated at the North center of the city, with close access to major routes (Center St., 4 St., 14 St., Beddington Trail, Deerfoot Trail, Stoney Trail), and amenities, and walking distance to parks, with convenient proximity to grocery stores, restaurants, shopping & schools walking distance to bus stops, with multiple direct bus routes to downtown Calgary and other areas. This house is fully finished and renovated with a walkout basement over 2,100 sqft of developed living space. Upgraded plumbing, electrical switches and plugs. Luxury vinyl plank flooring, brand new luxury carpets installed a couple of weeks ago, newly and fully renovated large kitchen, with new and modern quartz countertops throughout, including a large center kitchen island with plenty of storage, with ample cabinetry and workspace, flowing seamlessly into the dining and living areas. This house has a well-utilized and functional layout, including options for office space and working from home, the house is fully wired with new network connections. The fully finished walkout basement expands the living space with a large recreation room with a fourth bedroom & full

guest bathroom-ideal for visitors, teens or extended family-plus direct access to a private, and peaceful landscaped backyard, barbeque and sitting area, with a newly installed large shed. Whether you're a first-time buyer, growing family, or investor, this is an excellent opportunity to own in a well-established community.