



**52 Beddington Circle
Calgary, Alberta**

MLS # A2304228



\$649,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,244 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

Welcome to this charming four-level split located in the desirable community of Beddington. From the moment you step inside, you're greeted by a bright, open-concept main floor that seamlessly connects the living room, dining area, and kitchen—perfect for both everyday living and entertaining. An added bonus is a newly added stove and fridge! Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat complete with a convenient two-piece ensuite, along with a well-appointed four-piece main bathroom. The third level adds even more versatility, featuring a fourth bedroom, a three-piece bathroom, a separate back entrance, and a beautifully bright family room—ideal for relaxing or hosting guests. The lower level offers ample storage space along with a flexible area that can easily serve as a home office, den, or recreation room. The home has newer carpet and interior paint throughout, to offer a fresh look. Outside, enjoy a generous backyard with a brand-new deck, plenty of room to unwind or entertain, and a double detached garage for added convenience. This home combines functional space, comfort, and a great location—an excellent opportunity in a family-friendly neighbourhood. For more information on the community, photos, and a guided 360 tour, click the links below!