



GRASSROOTS
REALTY GROUP

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52 Beacham Road NW
Calgary, Alberta

MLS # A2312179



\$544,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	937 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Low Main		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: washer, dryer, refrigerator, electric stove, microwave, garage door opener, window coverings, wood burning stove

Exceptional value in Beddington Heights! Recent price reduction! Lovely four level split in this NW 'family friendly' community. This charming home has a welcoming 'open concept' vibe and nearly 1500 square feet of functional living space. The west facing main level has an efficient kitchen, spacious living room and dining nook, with several large windows, letting in so much natural light. Decks in the both the front of the home and off the master bedroom, allow you to enjoy both early morning light and sunsets. The lower level has a cozy family room with a wood stove, as well as a two piece bathroom and a third bedroom (with egress window built to code). There is so much storage throughout this home and the basement is partially developed with a 'flex' room, for an extra bedroom, office, gym or whatever your heart desires. The back yard is maintenance free, with evenly laid 'stamped' bricks. An oversized heated and insulated garage has ample room for two vehicles, with room to spare; 240V wiring makes for a perfect workshop.. A beautiful green space with playgrounds is directly behind this home. Walking distance to the two area elementary schools and the pathways and the nature trails of Nose Hill are just a few minutes away.