



**GRASSROOTS**  
REALTY GROUP

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43 Beaconsfield Way NW  
Calgary, Alberta

MLS # A2314059

**\$649,900**



<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to 43 Beaconsfield Way NW - a beautifully maintained and fully developed 4-level split with a double front attached garage in sought-after Beaconsfield Heights. The open and inviting main floor offers rich hardwood flooring, a spacious dining area, and an updated kitchen featuring white cabinetry, stainless steel appliances, island seating, and a skylight for added natural light. With 3+1 bedrooms and 3 full bathrooms, the home also features a third-level walkout family room and additional developed lower-level space, offering excellent flexibility for family living. The private backyard is a standout, with mature trees, a generous lawn, landscaped areas, a large concrete patio, and a storage shed. Excellent location near schools, transit, shopping, and Nose Hill Park.