



105 Bedford Manor NE
Calgary, Alberta

MLS # A2314909



\$365,000

Division:	Beddington Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This beautiful 3-bedroom, 2.5-bath townhome features a smart, open floor plan with tasteful finishes, including hardwood flooring throughout the main level and brand-new carpet with cozy underlay upstairs and a fresh paint enhancement. The bright front bay window fills the living area with natural light, while the spacious dining room easily doubles as a home office or play space. The large kitchen offers plenty of cabinet and counter space, stainless steel appliances, a generous eating area, a powder room, and direct access to your private, fenced backyard—complete with composite decking, a dog run, and a grassy area. Upstairs, you’ll find a generous primary bedroom with a walk-in closet and private ensuite, plus two additional good-sized bedrooms and a full bath, making it perfect for a growing family. Enjoy a spacious basement with great storage and room to add value by creating additional living space, such as a gym or entertainment room. The home is ideally located near transit, shopping, and parks, with easy access to the airport, ring road, and Deerfoot Trail for quick commutes to downtown. Bedford Gardens is a quiet, well-run complex, and this unit has the benefit of a brand-new roof, vinyl windows, and new exterior coming soon. For the price of an apartment, you can enjoy more space, storage, and your own private outdoor area. Well-behaved pets are welcome too, so bring the family and check out the incredible value!