



304 Beddington Circle NE
Calgary, Alberta

MLS # A2318553



\$649,900

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|------------------|---|---------------|-------------------|
| Division: | Beddington Heights | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,122 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 6 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Front Drive, Off Street, On Street, Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Paved, Treed | | |

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|--------------------|--|-------------------|------|
| Heating: | Central | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) | | |

Inclusions: Dishwasher, 2 Electric Stoves, 2 Refrigerators, 2 sets of Washer/Dryer, Shed in backyard

Welcome to your beautifully renovated home in the sought-after community of Beddington Heights! Thoughtfully updated from top to bottom, this stunning 4-level split offers 1,121 sq. ft. of above-grade living space and combines modern style with exceptional functionality. From the moment you arrive, you'll appreciate the spacious front driveway with parking for up to three vehicles, plus additional street parking for guests. Step inside and be greeted by a bright, contemporary interior featuring elegant finishes throughout. The main level showcases stylish feature walls in both the living room and dining area, creating warm and inviting spaces perfect for everyday living and entertaining. The fully upgraded kitchen is sure to impress, complete with quartz countertops, stainless steel appliances, and a beautiful tiled backsplash. The primary bedroom offers a walk-in closet, a convenient two-piece ensuite, and direct access to the backyard deck—an ideal spot to enjoy your morning coffee or unwind in the evening. Two additional bedrooms on the main floor provide plenty of space for a growing family. The walk-up basement features a fully renovated illegal suite with its own separate exterior entrance, offering excellent flexibility for extended family or potential rental income. This spacious lower level includes three additional bedrooms, a den, a full bathroom, a second kitchen, and separate laundry facilities. Conveniently located close to schools, childcare facilities, shopping, restaurants, grocery stores, public transit, and countless everyday amenities, this home also offers quick access to Centre Street, Deerfoot Trail, and Downtown Calgary, making commuting a breeze. This is a rare opportunity to own a move-in-ready home with exceptional space, versatility, and location. Book your private showing today!