



GRASSROOTS
REALTY GROUP

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27 Beddington Road NE
Calgary, Alberta

MLS # A2322278



\$639,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,547 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Covered, Double Garage Attached, Electric Gate, Front D		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Re		

Heating:	High Efficiency, Fireplace Insert, Fireplace(s), Hot Water	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Wired for Data		

Inclusions: Home Gym

Location, location, location!!!. Welcome to this exceptional custom-built and unique Beddington gem!, in the desirable community of Beddington Heights. Move-in ready home, and a rare opportunity to own a beautifully maintained and renovated walkout in one of north central Calgary's most established family communities, quiet and peaceful neighborhood, and a very well cared for home, and a total of 4 bedrooms, 3 full baths, and new triple glaze windows. The house features and boasts with a bright and spacious layout, generous living areas, large balcony and windows that flood the space with natural light. This property offers a perfect blend of comfort, functionality, and convenience. The house is perfectly situated at the North center of the city, with close access to major routes (Center St., 4 St., 14 St., Beddington Trail, Deerfoot Trail, Stoney Trail), and amenities, and walking distance to parks, with convenient proximity to grocery stores, restaurants, shopping & schools walking distance to bus stops, with multiple direct bus routes to downtown Calgary and other areas. This house is fully finished and renovated with a walkout basement over 2,100 sq ft of developed living space. Upgraded plumbing, electrical switches and plugs. Luxury vinyl plank flooring, brand new luxury carpets installed a couple of weeks ago, newly and fully renovated large kitchen, with new and modern quartz countertops throughout, including a large center kitchen island with plenty of storage, with ample cabinetry and workspace, flowing seamlessly into the dining and living areas. This house has a well-utilized and functional layout, including options for office space and working from home, the house is fully wired with new network connections. The fully finished walkout basement expands the living space with a large recreation room with a fourth bedroom & full guest bathroom-ideal

for visitors, teens or extended family-plus direct access to a private, and peaceful landscaped backyard, barbeque and sitting area, with a newly installed large shed. Whether you're a first-time buyer, growing family, or investor, this is an excellent opportunity to own in a well-established community. Please note: some of the pictures are virtually staged. RPR is in progress.