



GRASSROOTS
REALTY GROUP

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89 Bedford Manor NE
Calgary, Alberta

MLS # A2324015



\$379,000

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Parkade, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Low Maintenance Landscape, N		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to 89 BEDFORD MANOR NE, a BEAUTIFULLY updated and exceptionally SPACIOUS Townhome nestled in the highly sought-after community of Beddington Heights. Offering an UNBEATABLE COMBINATION of comfort, convenience, and value, this IMPRESSIVE 3-BEDROOM residence is perfectly positioned just moments from NOSE CREEK PARK, MAJOR ROADWAYS including Deerfoot Trail and Stoney Trail, Calgary International Airport, T&T Supermarket, shopping, dining, schools, transit, and only 15 minutes from Downtown Calgary. From the moment you arrive, you'll appreciate the pride of ownership and the well-managed complex, complete with low condo fees and ample visitor parking. Step inside and discover a bright, welcoming interior featuring designer paint, stylish laminate flooring, and an abundance of natural light flowing through the large windows. The spacious main floor offers an inviting living and dining area designed for both everyday living and effortless entertaining. Whether hosting family gatherings or enjoying a quiet evening at home, this thoughtfully designed space provides the perfect backdrop. The updated kitchen showcases modern grey cabinetry, generous storage, ample counter space, and room for a movable island or breakfast cart, creating a functional and contemporary culinary space. One of the home's standout features is the rare and oversized private backyard, a true extension of your living space. The expansive tiered deck offers endless possibilities for outdoor entertaining, summer barbecues, morning coffee, enjoying playtime with kids and loved ones, or simply relaxing in your own private retreat. Upstairs, you'll find three generously sized bedrooms, including an impressive primary suite large enough to accommodate a king-sized bedroom set with ease. The primary retreat is

complemented by a private 4-piece ensuite, creating the perfect sanctuary to unwind at the end of the day. Two additional spacious bedrooms and another full 4-piece bathroom provide flexibility for growing families, guests, or a dedicated home office. THE BASEMENT is NEARLY COMPLETE and PRESENTS INCREDIBLE POTENTIAL for ADDITIONAL LIVING SPACE. Whether you ENVISION a recreation room, media lounge, fitness area, hobby space, home office, bedroom, or additional storage, this versatile level is ready for your finishing touches. Offering outstanding value, exceptional space, and an unbeatable location, this is a rare opportunity to own a move-in-ready townhome in one of Calgary's most established and convenient communities. Whether you're a first-time home buyer, growing family, downsizer, or savvy investor, this home checks all the boxes. Experience the lifestyle, location, and value for yourself. CALL your favourite REALTOR and schedule your private showing today before it's gone.