



32 Beddington Rise NE
Calgary, Alberta

MLS # A2324226



\$589,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,076 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: TV Wall Mount, Basement TV, All window Coverings & Drapes, Kitchen Tables/Dressers

*** OPEN HOUSE CANCELLED *** Welcome to this well-maintained 4-level split in the established community of Beddington Heights, offering over 2,000 sq. ft. of developed living space with 4 bedrooms, 2 full bathrooms, and a functional layout perfect for families. The main floor showcases original hardwood flooring, while the lower levels feature new Luxury Vinyl Plank flooring, creating a fresh and modern feel throughout. Large windows fill the home with an abundance of natural light, while the spacious layout offers multiple living areas, providing flexibility for entertaining, relaxing, or working from home. The kitchen is finished with quartz countertops, combining style and functionality. The spacious primary bedroom features his-and-hers closets, offering generous storage and everyday convenience. Pride of ownership is evident with numerous valuable updates, including a new roof (2022), refrigerator and dishwasher (2022), hot water tank (2020), and a furnace that has been professionally serviced every year. Step outside to enjoy the freshly painted deck and window trim, along with the oversized double detached garage, providing ample room for vehicles, storage, or a workshop. Perfectly positioned between Nose Hill Park and West Nose Creek Park, this home offers exceptional access to parks, walking paths, and outdoor recreation while being just minutes from shopping, schools, public transit, and Deerfoot Trail for a convenient commute. Offering space, thoughtful updates, and an unbeatable location, this move-in-ready home is an incredible opportunity in one of Calgary's most desirable northwest communities.