



GRASSROOTS
REALTY GROUP

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32 Beddington Road NE
Calgary, Alberta

MLS # A2326957



\$567,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,147 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Storage		

Inclusions: basement freezer, basement fridge, cold room storage shelves, storage shed, kitchen island stools

Welcome to this beautifully maintained and updated 4-level split offering over 2,000 sq. ft. of developed living space and a walk-up basement, in the established community of Beddington Heights! Lovingly cared for by the same owners for more than 23 years, this home showcases true pride of ownership throughout. Ideally situated on a quiet street backing directly onto a park and playground, it offers a versatile layout perfect for growing families. The bright main floor features warm hardwood flooring, an open-concept design, and an abundance of windows that fill the home with natural light. The functional kitchen offers a central island, ample cabinetry and counter space, and flows seamlessly into the adjoining dining area—perfect for everyday living and entertaining. Upstairs, you'll find three comfortable bedrooms, including a spacious primary bedroom, along with a beautifully updated 5-piece bathroom that has it's own separate sink area leading to the bedroom. The third level provides exceptional flexibility with a large recreation room, den, sitting/games area, and wet bar—an ideal space for teenagers, extended family or guests. Also having a separate door with a walk-up entrance to outside, is great access as well as future development potential for multi-generational living The fourth level includes an updated 3-piece bathroom, laundry room, utility room (with a separate cold room!) and generous storage space, adding even more functionality. Outside, enjoy the beautifully landscaped, low-maintenance backyard featuring aggregate walkways, a covered patio, full fencing, and thoughtfully designed outdoor spaces. The true highlight is the incredible rooftop patio above the garage—perfect for entertaining, relaxing, or watching the kids play in the park directly behind the home. With no rear neighbours, you'll appreciate the added privacy,

green space, and room to roam. Plus the massive 24'x27' (interior measurements) oversized garage with 2 separate doors, gives you lots of room to park plus room for a workshop/storage space and is roughed-in for a heater (gas is piped into garage but no heater) - every hobbyists' dream! Numerous updates provide peace of mind, including roof shingles (2025), furnace (2018), hot water tank (2018), updated bathrooms, windows (2008, excluding the third level), and newer garage doors. Conveniently located within walking distance to Beddington Safeway, Beddington Towne Centre, schools, parks, playgrounds, and public transit, with quick access to Deerfoot Trail, major shopping, downtown Calgary, and Calgary International Airport. Outdoor enthusiasts will love the nearby pathways connecting directly to Nose Hill Park. Offering a flexible floor plan, extensive updates, exceptional outdoor living, and an unbeatable location, this move-in-ready home is an incredible opportunity in one of northwest Calgary's most established communities. Welcome Home!