



GRASSROOTS
REALTY GROUP

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43 Beaconsfield Place NW
Calgary, Alberta

MLS # A2326961



\$899,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,103 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Gentle Sloping, No Fences		

Heating: High Efficiency, Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to this extensively renovated, move-in ready home tucked away on a quiet cul-de-sac, just steps from the endless pathways of Nose Hill Park and only 15 minutes to downtown. Offering over-the-top upgrades, exceptional functionality, and a 1-bedroom basement legal suite, this is a rare opportunity for families, multi-generational living, or savvy investors. Designed with comfort in mind, the home features central air conditioning, two high-efficiency furnaces providing zoned climate control, triple-pane windows for outstanding energy efficiency, a hot water tank, water softener, humidifier, and fresh paint throughout. High-end carpeting and luxury vinyl plank flooring create a stylish, cohesive feel from top to bottom. The beautifully updated kitchen is the heart of the home, showcasing sleek stainless steel appliances, elegant quartz countertops, and soft-close cabinetry. The spacious layout is perfect for everyday living and entertaining alike. The bathrooms have all been tastefully refreshed with new toilets and modern faucets, while the luxurious primary ensuite offers a spa-inspired retreat featuring an impressive 6-foot walk-in shower with an incredible 72-jet customizable shower system. Outside, the oversized pie-shaped lot has been professionally landscaped for beauty and ease of maintenance. Enjoy artificial turf, stunning rock gardens, a brand-new fence, and an expansive backyard designed for relaxing, entertaining, or letting pets play without the upkeep of traditional grass. Two storage sheds provide plenty of additional space for all your outdoor essentials. Car enthusiasts and outdoor adventurers will appreciate the heated double attached garage with EV rough-in, along with gated rear RV parking that also includes EV rough-in. The rear lane access offers exceptional flexibility while still leaving plenty of yard space to enjoy. Location is everything, and

this home delivers. Situated on a quiet, no-through-traffic cul-de-sac with abundant street parking, you'll appreciate the peaceful setting, a school within walking distance, Nose Hill Park just 100 metres away, and quick access to major routes, shopping, and downtown Calgary.

This exceptional property combines thoughtful upgrades, energy-efficient features, incredible outdoor space, and income potential with its basement legal suite—all in one of Calgary's most desirable locations. Homes like this rarely come to market. Don't miss your chance to make it yours!