



GRASSROOTS
REALTY GROUP

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11 Bedford Drive NE
Calgary, Alberta

MLS # A2327391



\$489,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,108 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Refrigerator, Stove, Hood Fan

Welcome to this charming and well-kept 4 level split located on a mature, tree-lined street in the established community of Beddington Heights. The bright and inviting main floor offers 3 bedrooms, including a primary bedroom with ensuite, large front windows, hardwood flooring, fresh neutral tones, and an open living/dining layout. The functional kitchen features warm wood cabinetry, a large central island with eating bar, farmhouse-style sink, and plenty of prep space. The developed lower level adds excellent flexibility with its own walk-out access, spacious recreation area, feature stone fireplace, kitchenette, laundry and bathroom area, and illegal suite setup, making it ideal for extended family, guests, or additional living space. Outside, enjoy a private fenced backyard with mature trees, patio/deck area, and room to relax or entertain. A great opportunity in a convenient NE location close to schools, parks, shopping, transit, and major roadways.