



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

304 Beddington Circle NE
Calgary, Alberta

MLS # A2329733



\$589,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,122 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Dishwasher, 2 Sets of Electric Stoves, 2 sets of Refrigerators, 2 sets of Washer/Dryer, Shed in backyard

Beautifully renovated and move-in ready, this exceptional 4-level split is located in the established community of Beddington Heights and offers over 2,100 sq. ft. of developed living space with a walk-up basement featuring an illegal suite. Thoughtfully updated throughout, this home showcases modern finishes and a functional layout designed for today's lifestyle. The main floor features a bright and welcoming living room, a spacious dining area highlighted by contemporary feature walls, and a fully renovated kitchen complete with quartz countertops, stainless steel appliances, a tiled backsplash, and ample cabinet space. The upper level offers a generous primary bedroom featuring a walk-in closet, a private 2-piece ensuite, and direct access to the rear deck. Two additional bedrooms and a full 4-piece bathroom complete this level. The walk-up basement includes a fully renovated illegal suite with a separate exterior entrance, providing excellent flexibility for extended family or potential rental income. This level offers three bedrooms, a den, a full bathroom, a second kitchen, separate laundry, and comfortable living space. Outside, the oversized front driveway provides parking for up to three vehicles, with additional street parking available. The private backyard offers plenty of space to relax, entertain, or enjoy outdoor living. Ideally situated close to schools, parks, playgrounds, childcare facilities, shopping, restaurants, grocery stores, public transit, and all everyday amenities. Enjoy convenient access to Centre Street, Deerfoot Trail, Stoney Trail, and downtown Calgary, making commuting throughout the city quick and convenient. An outstanding opportunity to own a fully renovated home with versatile living space in a well-established northwest Calgary community. call today to schedule you private showing today.

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