



GRASSROOTS
REALTY GROUP

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37 Beddington Gardens NE
Calgary, Alberta

MLS # A2330395



\$399,888

Division:	Beddington Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,496 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Asphalt, Driveway, Front Drive, Garage Door Opener, Off Street, Plug-In, Sing		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Landscaped, Law		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, No Smoking Home, Storage		
Inclusions:	NA		

Welcome to one of the best locations in Beddington Heights, a beautifully cared for townhouse tucked into a premium, private setting with no neighbours behind and a gorgeous outlook onto the landscaped corner of the school playing field. This home offers that rare combination buyers are always looking for: space, privacy, updates, outdoor living, parking, and quick possession. From the moment you arrive, the pride of ownership is clear. Thoughtful updates throughout, including fresh modern paint, updated lighting, new fans, updated door handles, closet handles, and freshly painted give the home a bright, clean, warm, and inviting feel. The main floor makes an immediate impression with beautiful laminate flooring, a cozy gas fireplace, and an open layout that creates an easy flow for everyday living. Whether you are hosting family and friends, working from home, relaxing after a busy day, or simply looking for room to grow, this floor plan offers comfort, flexibility, and function. The kitchen is clean and practical with great workspace and a large pantry area that adds the kind of storage buyers truly appreciate. With almost 1,350 sq. ft. above grade, this home feels spacious, welcoming, and easy to live in. The upper level continues to impress with a fantastic bonus room space that works beautifully as a family room, home office, kids' area, TV room, or future renovation into a third bedroom if desired. The primary bedroom is incredibly large, offering room for a king size bed, full furniture set, and even a loveseat or cozy reading nook. Complete with a private ensuite, walk in closet, and an exceptionally clean and move in ready feel, this room offers a level of space and comfort that is hard to find. Step outside and you will truly appreciate the lifestyle this home offers. The sunny west facing deck overlooks a peaceful green space setting, while the beautifully

renovated backyard and patio area create the perfect place for summer BBQs, morning coffee, evening drinks, or simply enjoying the quiet with no neighbours directly behind you. It feels private, open, and surprisingly serene for townhouse living. The basement is semi finished with drywall, giving you a great head start for future development. Use it as extra storage, a home gym, kids's play area, hobby space, or finish it further to suit your needs. Parking is another major bonus here, with an attached garage plus a huge driveway offering lots of extra parking that is hard to find in many townhouse complexes. Located close to schools, shopping, parks, transit, and convenient routes to downtown, this home offers exceptional value with low condo fees and an unbeatable combination of location and lifestyle. Move in ready, beautifully updated, and available for quick possession, this is a standout opportunity in Beddington.