



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

20 Bedwood Hill NE
Calgary, Alberta

MLS # A2335316



\$533,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,115 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: n/a

Exceptional value in the established community of Beddington Heights! Offering close to 2,100 sq. ft. of developed living space, this beautifully maintained bi-level features 4 bedrooms, 2 full bathrooms, and an illegal suite with a separate entrance, making it an outstanding opportunity for families, multi-generational living, or buyers seeking an excellent investment opportunity with rental potential. The bright and inviting main level is filled with natural light from large windows, creating a warm and welcoming atmosphere throughout the spacious living room, dining area, and kitchen. Thoughtful updates over the years, including flooring, paint, lighting, and upgraded appliances, provide modern comfort and true move-in-ready convenience. A rare bonus in this price range, the home also features central air conditioning for year-round comfort. The oversized double detached garage offers abundant space for vehicles, storage, or a workshop, while the beautifully landscaped yard showcases mature trees, interlocking brick patios and walkways, and multiple private outdoor living spaces perfect for relaxing or entertaining. The fully developed lower level includes an illegal suite with its own separate entrance, spacious living area, full bathroom, and laundry capability, providing exceptional flexibility for extended family or future rental use. Just two blocks away, you'll find Calgary's extensive pathway and bike trail network, offering scenic routes that stretch all the way to downtown. Whether you enjoy cycling, running, or evening walks, this incredible amenity adds tremendous lifestyle appeal. Ideally situated on a quiet street close to parks, playgrounds, schools, shopping, restaurants, public transit, and everyday amenities, this home also provides quick access to Deerfoot Trail, Stoney Trail, downtown Calgary, and Calgary International Airport. Combining size,

versatility, numerous updates, and an unbeatable location, this is an exceptional value and a rare opportunity to own a move-in-ready home in one of northwest Calgary's most established communities.