



GRASSROOTS
REALTY GROUP

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43 Beaconsfield Rise NW
Calgary, Alberta

MLS # A2346303



\$619,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,298 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	None, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows		
Inclusions:	Eufy Doorbell & Lock		

OPEN HOUSE SEP 19 1-3 PM Welcome to this beautifully updated 4-level split in the desirable community of Beddington Heights perfectly located just steps to the expansive Nose Hill Park, scenic pathways, and playgrounds. This gem offers almost 2400 sq/ft of developed space! The open-concept main floor features a stunningly renovated kitchen complete with an expansive central island and newer appliances, creating an inviting hub for daily life and entertaining. The upper level hosts a primary bedroom with 3pc ensuite and two more well-appointed bedrooms. The lower levels boast two additional bedrooms and a massive family room ideal for movie nights, hobbies, or a growing family. Stay comfortable through every season with central A/C, complemented by the ultimate peace of mind provided by a new furnace, new hot water tank, and a brand-new roof complete with new eaves. Outside, the fully private backyard serves as an exceptionally quiet retreat featuring a large storage shed for all your tools and gear, offering plenty of functional outdoor space without the need for a garage. With an impressive blend of modern finishes, major system upgrades, and an unbeatable location on a quiet street right by nature, this turnkey 5-bedroom home is an incredible opportunity you won't want to miss.