



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

76 Beaconsfield Way NW
Calgary, Alberta

MLS # A2346663



\$899,999

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,658 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Views		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)

Inclusions: Refrigerators, Ac unit in sunroom, Furnace in sunroom, two stoves, two microwaves, washer and dryer, stacked washer and dryer, dish washer and outdoor sump pump

Located in the community of Beddington Heights and directly across from Nose Hill Park, this impressive fully developed walk-out two-story home offers over 4,000 sq. ft. of total living space with exceptional upgrades, stunning views, and incredible parking flexibility. Step inside to soaring 17.5-foot vaulted ceilings, elegant knockdown ceilings, and a bright open-concept layout designed for both comfortable family living and entertaining. The home features a fully renovated kitchen, updated flooring throughout, a spacious loft/computer room, and two cozy wood-burning fireplaces that add warmth and character to the living spaces. The sunroom is finished with durable epoxy flooring, creating the perfect year-round retreat. Extensive upgrades throughout the home provide outstanding value and peace of mind, including triple-pane windows on the upper two levels installed in 2025, all new double-pane basement windows installed in 2026, upgraded insulated stucco exterior, newer roof (2019), two upgraded high-efficiency furnaces, and brand-new central air conditioning installed in 2025. The fully developed walk-out basement offers exceptional versatility with a kitchen, bedroom, full bathroom, storage room, and cold room — ideal for extended family living or an illegal suite setup if desired. Outside, this property truly stands apart with two massive RV parking pads measuring approximately 28 feet and 84 feet long, plus a huge iron gate at the rear with convenient alley access. Enjoy the poured concrete front patio, attached double garage, and beautiful park and city views from both balconies. A rare opportunity to own a substantially upgraded executive home in one of northwest Calgary's most established and scenic communities.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of LPT Realty. Information is believed to be reliable but not guaranteed.