



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

37 Beddington Gardens NE
Calgary, Alberta

MLS # A2348992



\$350,000

Division:	Beddington Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,499 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
--------------------	-----

Welcome to 37 Beddington Gardens NE, a well-maintained 2-bedroom, 2.5-bathroom townhome offering nearly 1,500 sq. ft. above grade. The main floor features a functional kitchen, spacious living area with a gas fireplace, and access to the west-facing backyard and patio with no neighbours directly behind. Upstairs offers a large primary bedroom with ensuite and walk-in closet, a second bedroom, and a versatile bonus room ideal for a home office, family room, or additional living space. The full basement is partially finished and provides additional storage and future development potential. Additional features include an attached single garage, oversized driveway, and several recent cosmetic updates throughout. Located in Beddington Heights with convenient access to schools, parks, shopping, transit, and major roadways.