

# \$518,800 - 100 Beaconsfield Road Nw, Calgary

MLS® #A2217095

## \$518,800

4 Bedroom, 2.00 Bathroom, 1,038 sqft  
Residential on 0.08 Acres

Beddington Heights, Calgary, Alberta

This stellar bungalow in the mature community of Beddington Heights offers a fantastic opportunity for those looking to get into the market or a savvy investor. The home features a fantastic floor plan with three bedrooms on the main floor and a fourth in the basement, along with two full bathrooms. The expansive layout provides great opportunities for entertaining guests. The separate entrance gives excellent potential for a future suite (subject to city approval). In the back sits a large garden space, shed and parking pad. The location is fantastic being located close to schools, transit, shopping, and steps from the expansive Nose Hill Park. This is a great chance to get into a desirable neighbourhood at an affordable price. Whether you are a looking for your next home or an affordable investment, this home is ready for you!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217095  |
| Price          | \$518,800 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,038     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 100 Beaconsfield Road Nw |
| Subdivision | Beddington Heights       |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K 1X7                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Wood Burning                                                                          |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Garden                                      |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 2nd, 2025 |
|-------------|---------------|

|                |      |
|----------------|------|
| Days on Market | 1    |
| Zoning         | R-CG |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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