

# \$519,999 - 20 Bedfield Close Ne, Calgary

MLS® #A2236776

**\$519,999**

3 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Welcome to this bright and sunny suited (currently illegal and in the process of being legalised with the City) 3 level split home in Beddington! This charming property has been well cared for and undergone recent updates and improvements. Live up and rent down, or purchase as a fully functional suited investment property (currently in the process of being made a legal suite with the City of Calgary, ). The main floor 2 bedroom suite features a tiered living space with vaulted living room ceilings and a dining area that overlooks the living space. The kitchen is private and has direct access to the back deck for summer barbecue season. The 2 bedrooms are both a generous size with large closets. A 4 piece bathroom finishes off this space. Downstairs you will be greeted by the 1 bedroom lower suite, featuring an open concept living space, a large bedroom and an oversized bathroom with access to additional crawl space storage. The shared laundry is located on this level within the furnace room. Some additional noteworthy perks include new luxury vinyl plank flooring, new baseboards and trim around doors and windows, all new triple pane windows, a fresh coat of paint throughout, a main floor living room hatch to access additional crawl space storage, some updated electrical with new pot lights and switches and plugs, wired in smoke detectors to code, and a wood burning fire place to name a few. Call your favourite Realtor to schedule your private showing or



come by our Open House Saturday and Sunday afternoon this weekend between 1 â€“ 3:30 pm and see for yourself. You donâ€™t want to miss this one â€“ itâ€™s a real gem.

Built in 1984

**Essential Information**

MLS® #	A2236776
Price	\$519,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	937
Acres	0.07
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	20 Bedfield Close Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 3L4

**Amenities**

Parking Spaces	2
Parking	On Street, None

**Interior**

Interior Features	Jetted Tub, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Crawl S

## Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Lane, Back Yard, Few T
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



## Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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