



GRASSROOTS
REALTY GROUP

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108 Beddington Circle NE
Calgary, Alberta

MLS # A2217044



\$629,999

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,250 sq.ft.	Age:	1981 (44 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Basement: Fridge, Electric Stove, Range Hood, shed

Open House, Sat Jun 21st & Sun 22nd : 1-3 pm. Welcome to this well-kept bungalow in the heart of Beddington, one of Calgary's most family-friendly communities—just steps from schools, parks, and located directly across from a playground. With its spacious layout and thoughtful features, this home is perfect for growing families. The main floor offers a bright and inviting living room with large front windows, a functional kitchen and dining area, and three comfortable bedrooms upstairs. Natural light fills the space, creating a warm and welcoming environment for everyday family life. The large backyard offers plenty of room for kids to run and play, summer BBQs, or simply relaxing outdoors. Enjoy your morning coffee or watch the kids at play from the charming front porch, stay cool in the summer with a central A/C. What truly sets this home apart is the fully finished basement with a separate entrance. The lower level includes three additional bedrooms, a bathroom offers a relaxing retreat with a jacuzzi tub, perfect for unwinding after a long day. , a spacious recreation room, and a second kitchen—providing incredible space and versatility for larger households or multi-generational families. This move-in-ready home combines comfort, functionality, and a prime location to create the perfect family haven. The list of recent upgrades; newer refrigerator, newer washer & dryer, newer stove. Exterior upgrades; new roof & paved driveway. Don't miss out on this exceptional opportunity! Check out Virtual Tour.