



**GRASSROOTS**  
REALTY GROUP

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**4 Beddington Way NE**  
**Calgary, Alberta**

**MLS # A2232705**



**\$670,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Beddington Heights  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,648 sq.ft.  | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                      |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Garden, Sloped Down, Street Lighting |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Granite Counters, No Smoking Home, Storage |                   |      |

**Inclusions:** None

Welcome to 4 Beddington Way NE—a beautifully upgraded family home situated on a spacious corner lot in the desirable community of Beddington Heights. Set on nearly 6,500 sq ft of land, this corner property offers exceptional curb appeal with mature landscaping, an oversized detached double garage, and a bonus storage shed, providing abundant space for all your storage and lifestyle needs. Step inside to discover a thoughtfully designed main floor that perfectly balances comfort and functionality. The spacious living room is filled with natural light from large front-facing windows and flows seamlessly into a formal dining area—ideal for family gatherings or entertaining guests. At the heart of the home, the beautifully renovated kitchen offers granite countertops, stainless steel appliances, and upgraded cabinetry, offering both style and practicality. Toward the back, a cozy second family room provides additional living space and opens directly onto a private patio, perfect for relaxing or outdoor dining. A convenient two-piece bath completes the main level. Upstairs, you’ll find three comfortable and inviting bedrooms. Large windows in every room flood the space with natural light and offer views of the surrounding green space. A well-appointed 4-piece bathroom serves the upper level, featuring updated finishes, granite, countertops and a great design. The basement features a spacious fourth bedroom with a three-piece en suite, a large laundry room, and an additional pantry area offering ample storage options. This location truly has it all—walkable access to shops, parks, schools, and transit. Just minutes from Beddington Towne Centre, you’ll find everything from groceries and coffee to pharmacies and fitness. Families will appreciate the nearby schools, including Beddington Heights Elementary, Sir John A. Macdonald

Junior High, John G. Diefenbaker High School with its IB program, and St. Bede. With easy connections to Deerfoot and Stoney Trail, commuting is quick and convenient. Set in a peaceful, mature neighborhood, this move-in-ready home offers the perfect blend of comfort, convenience, and long-term value.