



**GRASSROOTS**  
REALTY GROUP

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66, 70 Beacham Way NW  
Calgary, Alberta

MLS # A2241552



**\$374,000**

Division:	Beddington Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Step inside this bright and welcoming 3-bedroom home and enjoy the rare peace of backing directly onto wide open green space. The spacious living room features soaring ceilings, warm laminate floors, and a cozy wood-burning fireplace &mdash; perfect for relaxing evenings. The dining area opens to a private deck where your morning coffee comes with nothing but nature in view. The kitchen offers plenty of cupboard and counter space, granite countertops, and stainless steel appliances. Upstairs, the primary suite has double closets and a private 3-piece ensuite, while two additional bedrooms share a full 4-piece bath. A fully finished lower level provides extra space for a media room, games area, or home office. With an attached single garage, finished basement, and a location close to parks, schools, shopping, and transit, this move-in-ready home delivers comfort, convenience, and value in one package. Book your private showing today.