



GRASSROOTS
REALTY GROUP

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66, 70 Beacham Way NW
Calgary, Alberta

MLS # A2241552



\$435,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
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

Discover Comfort, Style & Space in Beddington Welcome to this beautifully located townhouse in the heart of Beddington, offering a perfect blend of modern upgrades, functional living, and serene green space views. Step inside and be greeted by a bright, open-concept living room with soaring ceilings, high-end laminate flooring, and a cozy wood-burning fireplace — ideal for relaxing evenings or entertaining friends. The adjoining dining area opens to a private deck, where you'll enjoy wide open views and peaceful green space — a rare find in city living. The well-appointed kitchen features granite countertops, stainless steel appliances, and ample cupboard and counter space, making it as practical as it is stylish. Upstairs, you'll find three spacious bedrooms, including a primary suite with double closets and a private 3-piece ensuite. The other two bedrooms offer large windows and share a beautifully finished 4-piece bathroom — perfect for a growing family or guests. The fully developed lower level adds exceptional versatility, with plenty of space for a media or games room and rough-in for a wet bar. You'll also love the dedicated laundry area, extra storage, and the overall sense of room to live and grow. Whether you're a first-time buyer, downsizer, or investor, this home offers an incredible lifestyle and long-term value in a well-established community. Don't miss your chance to own this move-in-ready townhouse with unbeatable views and space in Beddington. Book your showing today!