



**GRASSROOTS**  
REALTY GROUP

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**39 Beaconsfield Rise NW**  
**Calgary, Alberta**

**MLS # A2243113**



**\$539,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** TV Wall Mount in the primary bedroom, Shed

Charming Bi-Level Home in Beddington Heights that's Move-In Ready with Major Updates. Welcome to this well-maintained bi-level home located in the established community of Beddington Heights. Offering 3 bedrooms on the main level, including a spacious primary suite with a private 3-piece ensuite, this home is perfect for families or investors alike. The main level features newer luxury vinyl plank flooring, adding style and durability throughout the living spaces. Enjoy peace of mind with recent upgrades, including a high-efficiency furnace and a newer hot water tank. Step outside to your beautifully landscaped backyard oasis, a private, tranquil, and perfect spot for relaxing or entertaining. The partially finished basement offers additional space and awaits your personal touch and design ideas. Thanks to the most recent hailstorm, the home will soon be outfitted with brand-new roofing, siding, eaves, and downspouts, as well as a new roof on the shed, a major value-add for future owners. Conveniently located near schools, transit, and shopping, with easy access to Country Hills Blvd, this home offers the perfect blend of comfort and convenience. Don't miss out, call today to schedule your private viewing.