



27 BEDFIELD Close NE
Calgary, Alberta

MLS # A2252638



\$524,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	974 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Str		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-25-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Garbage Collection, PH
Features:	Ceiling Fan(s), Laminate Counters, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

WELCOME to 27 BEDFIELD CLOSE NE, located on a CORNER LOT in the ESTABLISHED community of BEDDINGTON HEIGHTS!! With Mature Trees, + Bushes that give extra privacy as you walk up to the Front Porch. Imagine yourself LOUNGING in the sun, watching the starry night, or having your morning coffee. This CHARMING 3-Level Split Home offers 1,512 sq ft of TOTAL DEVELOPED LIVING SPACE, featuring 3 Bedrooms, 2 Full Baths, and a 19’4” X 19’4” DOUBLE DETACHED GARAGE. Step inside the FOYER, you're welcomed with high ceilings and a NEUTRAL Colour palette. Leading into the INVITING LIVING ROOM, completed with a GAS FIREPLACE - the perfect spot to relax and unwind with family and friends. Up a few steps, the table in the Dining area will seat LOVED ONES while sharing meals, + Conversations as you talk about your day. The WARM KITCHEN featuring LAMINATE COUNTERS, BLACK APPLIANCES, + a water faucet on the sink and a functional layout for everyday living. Just off the kitchen is the access to the BACK DECK and FULLY FENCED YARD, ideal for entertaining or enjoying sunny days outdoors. Also on this level, you'll find a SECOND BEDROOM, a 4 PC BATHROOM, and the SPACIOUS PRIMARY BEDROOM offering COMFORT and PRIVACY. The FULLY FINISHED BASEMENT adds more living space with a LARGE REC ROOM, a THIRD BEDROOM, 3 PC BATHROOM, STORAGE AREA, and a LAUNDRY ROOM. Additional features include an 8' x 6' GREENHOUSE, perfect for growing your own herbs, vegetables, or flowers year-round, offering a peaceful and practical space for gardening enthusiasts. Located CLOSE TO PARKS, SCHOOLS, SHOPPING, and TRANSIT. This is a WONDERFUL OPPORTUNITY in a FAMILY-FRIENDLY NEIGHBOURHOOD!

Beddington Heights is a MATURE northwest Calgary community that offers UNBEATABLE CONVENIENCE and lifestyle, with QUICK ACCESS to major roads, TOP-RATED SCHOOLS, sprawling parks like NOSE HILL, and a variety of shopping and dining options along Centre Street - making it the PERFECT place to call home. BOOK NOW!!