

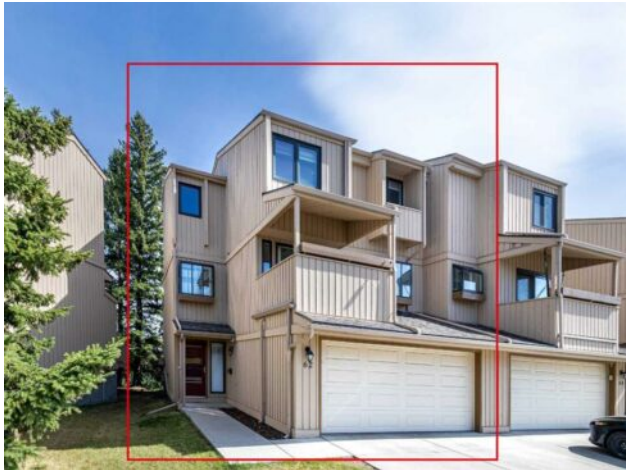


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

62 Beacham Way NW
Calgary, Alberta

MLS # A2254169



\$405,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,431 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully updated four-level split semi-detached home at 62 Beacham Way NW. Offering over 1,430 sq ft, this rare find features three spacious bedrooms and 2.5 bathrooms—hard to come by in the area. The inviting living room boasts vaulted ceilings, a wood-burning fireplace, and a wood-trimmed mantel. Step out to a private deck overlooking the peaceful backyard—perfect for relaxing mornings or quiet evenings. Upstairs, you'll find a bright kitchen and dining area with plenty of cabinet and counter space. A versatile flex room nearby is ideal as a family room or home office. Two sunny balconies add extra charm and outdoor enjoyment. On the top level, the large primary suite includes a modernized ensuite, while two spacious additional bedrooms share a 4-piece bath—perfect for families or guests. Recent upgrades include a newer garage door, hot water tank, roof, and exterior paint. After the current owner moved in (2023), they upgraded the new flooring (kitchen area and the top level), the master ensuite bathroom, and updated appliances: fridge, dishwasher, stove, range hood, washer, and dryer. The interior has also been freshly painted. This home features its own street address, private driveway, and an oversized heated double garage. Surrounded by parks and green space on a quiet street, yet close to schools, shopping, and transit—this is a rare opportunity you won't want to miss.