



GRASSROOTS
REALTY GROUP

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

108 Beaconsfield Rise NW
Calgary, Alberta

MLS # A2262961



\$574,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,128 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Elliptical Machine, Recumbant Bicycle, Treadmill, TV with Wall Mount in Primary Bedroom, Propane BBQ

DON'T MISS YOUR CHANCE! This nicely updated bilevel home is ready for its next owner and **PRICED TO SELL**. Over the past few years, it has undergone a number of upgrades, ensuring modern comfort and value. The property features a fully developed layout, complemented by an insulated and drywalled double detached garage— with plenty of storage. Step inside to discover attractive laminate flooring on the main level and plush, newer carpet installed in 2023 on the lower level. The kitchen and bathrooms have been renovated for a contemporary feel, with appliances added in 2023 and covered by a four-year protection plan for peace of mind. The home’s efficiency has been enhanced with a newer furnace, upgraded attic insulation, and roof shingles replaced approximately ten years ago. Enjoy an abundance of natural light thanks to large, newer windows. Additional fresh touches include new window blinds and freshly painted walls on the main floor, offering a bright and inviting atmosphere throughout the home. This location offers easy access to City Transit, schools and Shopping.