



GRASSROOTS
REALTY GROUP

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**53 Beaconsfield Crescent NW
Calgary, Alberta**

MLS # A2269349

\$399,900



Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	937 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to your new home in the sought-after neighborhood of Beddington Heights. This two bedroom Bi-Level duplex is a rare opportunity for first-time home buyers or investors. Situated on a quiet crescent just steps from NOSE HILL PARK, with beautiful views of its rolling landscapes.. Minutes to shopping, schools and amenities. Convenient to go to UofC, SAIT and downtown. Just cross the street, you can walk and oversee Calgary on NOSE HILL. The main floor boasts a south-facing living room featuring a Gas fireplace, a functional kitchen, a good size dinner room. Completed with two decent sized bedrooms and a 4-pc bath. The unfinished basement is very bright with big windows. Perfect for new home owners to expand their living space or potentially being developed into a legal suite as your mortgage helper. The backyard allows you to build a large double garage. This duplex blends comfort and convenience meeting all your needs. Schedule a showing today!