



GRASSROOTS
REALTY GROUP

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109 Bedford Manor NE
Calgary, Alberta

MLS # A2274888



\$379,000

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Refrigerator, Electric Stove, Built In Dishwasher, Range Hood Fan, Island with 4 stools, Ping Pong Table, Washer, Dryer, Window Coverings, Central Air Conditioner, Ceiling Fan

**** OPEN HOUSE - SUNDAY, JANUARY 25, 2026 FROM 11:00 A.M. - 12:30 P.M.**.** Welcome to this beautiful townhouse located in the desirable community of Beddington Heights. This bright corner unit offers an open-concept main floor filled with natural light. As you step inside, you're greeted by a spacious living and dining area, perfect for everyday living and entertaining. Just beyond the dining area, the generous kitchen features ample cupboard space and large windows that keep the space light and airy. A convenient two-piece bathroom completes the main level. From the kitchen, step out onto a durable composite back deck, which overlooks a private, low-maintenance backyard with artificial turf, an ideal space for relaxing or entertaining. The home also features an assigned parking stall right outside your front door, air conditioning, a new furnace, and a newer hot water tank, offering comfort and efficiency year-round. Upstairs, you'll find three well-sized bedrooms, including a spacious primary retreat complete with a four-piece ensuite, along with an additional four-piece main bathroom. The fully developed lower level provides versatile space that can be used as a family room, recreation area, home office, or extra room for visiting guests. Located steps from the Beddington Trail off-leash dog park, with quick access to Deerfoot Trail, this home is also close to grocery stores, shopping, schools, transit, and a wide range of nearby amenities, making daily life both convenient and connected. Schedule your private viewing today!