



**GRASSROOTS**  
REALTY GROUP

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**60 bedford Circle NE**  
**Calgary, Alberta**

**MLS # A2278212**



**\$559,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                   |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | 2 Storey                             |               |                   |
| <b>Size:</b>     | 1,401 sq.ft.                         | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 3                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached               |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, City Lot, Rectangular Lot |               |                   |

|                    |                                  |                   |     |
|--------------------|----------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                    | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Wood Frame             | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Laminate Counters |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this beautifully updated two-storey home in the highly sought-after community of Beddington. With over 1,400 square feet of developed living space, this well-maintained residence offers modern comfort and thoughtful updates throughout. Recent exterior improvements include new shingles, new siding, a freshly painted fence, and new window screens throughout, giving this home excellent curb appeal and years of worry-free maintenance ahead. Step inside to soaring ceilings with luxury vinyl plank flooring flowing throughout the main level and fresh new carpet upstairs. The open-concept living area features a contemporary family room with a striking fireplace and feature wall, seamlessly connecting to a bright kitchen with white appliances and laminate countertops. The adjacent dining room provides the perfect space for family meals, while a convenient main-floor powder room and laundry area add everyday functionality. A bright door with large glass window opens to a west-facing backyard, ideal for enjoying Calgary’s abundant sunshine. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite with a private ensuite bathroom. A full four-piece bathroom serves the additional bedrooms. The unfinished lower level presents excellent potential to customize the space to your needs. The double detached garage is a true standout—equipped with its own furnace and electrical sub-panel, it’s perfect for hobbyists, workshops, or extra storage. Ideally located with easy access to Calgary’s extensive pathway and bike trail system, plus close proximity to shopping, schools, and parks, this home offers both convenience and an active lifestyle. Schedule your private showing today.