



GRASSROOTS
REALTY GROUP

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24 Bedford Road NE
Calgary, Alberta

MLS # A2281486



\$599,990

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	971 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Other, Private		

Heating:	Central	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	None, Other, See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Beautifully maintained and thoughtfully designed bungalow offering exceptional flexibility and comfort in a highly convenient location. This welcoming home features 5 bedrooms and 3 full bathrooms, ideal for families, multi-generational living, or those seeking additional space with privacy. The main level offers three bright bedrooms, a spacious living area, and hard-surface flooring throughout with absolutely no carpet, creating a clean, modern, and low-maintenance environment. The home has been meticulously cared for by the owner, with pride of ownership evident in every detail. The fully finished lower level includes a private separate entrance and a secondary kitchen, providing outstanding versatility. Both lower-level bedrooms are paired with their own full bathrooms, offering rare comfort and privacy for extended family, guests, or independent living arrangements. Enjoy a fully fenced backyard perfect for relaxing or entertaining, along with an oversized detached garage and additional parking. Located on a quiet residential street, yet just minutes from parks, schools, playgrounds, shopping, transit, and major roadways, this home delivers everyday convenience without sacrificing peace and privacy. A well-kept, move-in-ready property that combines functionality, comfort, and an unbeatable location.