



**20 Bedwood Hill NE**  
**Calgary, Alberta**

**MLS # A2284854**



**\$565,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance		

**Inclusions:** Pot Hanger in Kitchen

Welcome to this beautifully maintained bi-level home in the heart of Beddington, offering 4 bedrooms, 2 full bathrooms, and an illegal suite with a separate entry—perfect for extended family, multi-generational living, or added income potential. From the moment you step inside, you’ll appreciate the bright, open-concept main floor where large windows flood the space with natural light, creating a warm and inviting atmosphere. The living, dining, and kitchen areas flow seamlessly together, highlighted by updated flooring (2018), fresh paint, and new lighting throughout. The kitchen is equipped with recently upgraded appliances, including a smart stove, fridge, dishwasher, and hood fan, all replaced within the last four years. This home offers year-round comfort with central air conditioning installed three years ago, along with key mechanical updates including a newer roof on the house (3 years) and garage (5 years), and a hot water tank replaced approximately 6–7 years ago. The original furnace has been well maintained, providing reliable performance. The lower level features a spacious illegal suite with its own separate entrance, a large bathroom, and plenty of room for family living or recreation, making it ideal for kids or tenants alike. With washer and dryer hookups available both upstairs and downstairs, the home offers excellent flexibility for dual living arrangements. Step outside to enjoy a thoughtfully landscaped yard complete with interlocking brick patios, walkways, and a newer retaining wall, creating a private outdoor retreat perfect for relaxing or entertaining. Start your mornings on the beautiful patio with a coffee in hand, listening to the birds, and take advantage of the vegetable garden box added in 2023. The property also features new front and back fencing completed between 2021 and 2022, adding both charm and privacy. The

oversized double garage includes a brand new garage door motor installed in 2025 with convenient smartphone app control. Located just steps from a children's playground and surrounded by green space, including a large open field up the hill, this home is perfectly positioned for families. Enjoy close proximity to shopping, dining, and everyday amenities while living in a quiet, established community. This is a fantastic opportunity to own a move-in ready home with income potential and exceptional outdoor living in one of Calgary's most accessible neighborhoods.