



**331 Bedford Place NE
Calgary, Alberta**

MLS # A2292781



\$575,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,207 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad, Stall		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, No Animal Home, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

Discover your dream home in this beautifully updated 4-level split, offering over 2,000 sq ft of developed living space on a sprawling 6,436 sq ft pie shaped lot in a quiet cul-de-sac. This 5-bedroom, 3-bathroom home is perfectly designed for large families or multi-generational living, featuring major 2023 updates like all-new windows and doors. The basement was fully renovated in 2024 with modern walls, vinyl flooring, and a refreshed bathroom, while 2025/2026 upgrades include fresh paint, elegant quartz countertops in the kitchen and all three bathrooms, and new tile flooring. Durable vinyl and tile throughout ensure a sleek, low-maintenance interior ready for your personal touch. The massive, fully fenced backyard offers a private retreat with two moveable sheds, a parking pad, and alley access with plenty of room for a future garage. Located just steps from schools, parks, shopping, and major routes, this home provides the perfect balance of urban convenience and quiet residential living. Don't miss out on this move-in-ready gem, schedule your private showing today!