



**87 Bedford Drive NE  
Calgary, Alberta**

**MLS # A2293004**



**\$560,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad, RV Access/Parking, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, 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, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** 2 X Electric Stove, 2 X Refrigerators, 2 x Washer / dryer

Cash-flowing rental with great bones! A brand-new roof and siding make this a solid opportunity in Beddington Heights to add to your investment portfolio. The upper suite offers three bedrooms and a full bath, with large vinyl windows keeping the space bright and welcoming year-round. An updated bathroom pairs nicely with granite countertops and tile in the kitchen, offering a modern yet approachable look. There’s also easy sweat-equity potential with a quick refresh of the paint. The lower (illegal) suite adds two additional bedrooms and a full bath, an ideal setup for investors. The upper unit is rented at market rate with a lease running through the end of May, with the tenant open to renewal. The basement suite will soon be vacated, providing an excellent opportunity for a fresh coat of paint and quick turnaround for the next tenants. The space features large windows, separate laundry, and an open floor plan, all of which support strong rental demand. Ample rear parking, easy access to transit, and nearby amenities, including locally famous Seniore’s Pizza, round out the package. Don’t miss your chance to expand your portfolio with a well-located, income-producing property. Contact your agent for a viewing today!